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13, Queen's Road C.

No. 20,3678

號八十六百三第萬二第

日五廿月八年亥癸

HONGKONG, FRIDAY, OCTOBER 3TH, 1923.

五拜禮

號五月十年二十國民華中

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SPARKLING ALE
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AND AMMUNITION STORE.
5-B, BEACONSFIELD ARCADE.

PEAK TRAMWAYS CO.,
LIMITED.

TIME-TABLE.

WEEK DAYS.		
7.00 a.m.	7.10 a.m.	Stop
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SPECIAL CARS.

By ARRANGEMENT AT THE COMPANY'S OFFICE
ALEXANDRA BUILDING.
Hongkong, 1st June, 1923.

KOWLOON-CANTON RAILWAY.

TIME-TABLE.

	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	P.M.	P.M.	P.M.	P.M.	P.M.
Kowloon dep.	6.15	6.45	7.15	7.45	8.15	8.45	9.15	9.45	10.15	10.45	11.15	11.45	12.15
Yau Ma Tei dep.	6.20	6.50	7.20	7.50	8.20	8.50	9.20	9.50	10.20	10.50	11.20	11.50	12.20
Shatin dep.	6.25	6.55	7.25	7.55	8.25	8.55	9.25	9.55	10.25	10.55	11.25	11.55	12.25
Tai Po dep.	6.30	7.00	7.30	8.00	8.30	9.00	9.30	10.00	10.30	11.00	11.30	12.00	12.30
Tai Po Market dep.	6.35	7.05	7.35	8.05	8.35	9.05	9.35	10.05	10.35	11.05	11.35	12.05	12.35
Fanling dep.	6.40	7.10	7.40	8.10	8.40	9.10	9.40	10.10	10.40	11.10	11.40	12.10	12.40
Sheung Shui dep.	6.45	7.15	7.45	8.15	8.45	9.15	9.45	10.15	10.45	11.15	11.45	12.15	12.45
Shum Chun dep.	6.50	7.20	7.50	8.20	8.50	9.20	9.50	10.20	10.50	11.20	11.50	12.20	12.50
Shek Lung dep.	6.55	7.25	7.55	8.25	8.55	9.25	9.55	10.25	10.55	11.25	11.55	12.25	12.55
Canton arr.	7.00	7.30	8.00	8.30	9.00	9.30	10.00	10.30	11.00	11.30	12.00	12.30	13.00

	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	P.M.	P.M.	P.M.	P.M.	P.M.
Canton dep.	1.30	2.00	2.30	3.00	3.30	4.00	4.30	5.00	5.30	6.00	6.30	7.00	7.30
Shek Lung dep.	1.35	2.05	2.35	3.05	3.35	4.05	4.35	5.05	5.35	6.05	6.35	7.05	7.35
Shum Chun dep.	1.40	2.10	2.40	3.10	3.40	4.10	4.40	5.10	5.40	6.10	6.40	7.10	7.40
Sheung Shui dep.	1.45	2.15	2.45	3.15	3.45	4.15	4.45	5.15	5.45	6.15	6.45	7.15	7.45
Fanling dep.	1.50	2.20	2.50	3.20	3.50	4.20	4.50	5.20	5.50	6.20	6.50	7.20	7.50
Tai Po Market dep.	1.55	2.25	2.55	3.25	3.55	4.25	4.55	5.25	5.55	6.25	6.55	7.25	7.55
Tai Po dep.	2.00	2.30	3.00	3.30	4.00	4.30	5.00	5.30	6.00	6.30	7.00	7.30	8.00
Shatin dep.	2.05	2.35	3.05	3.35	4.05	4.35	5.05	5.35	6.05	6.35	7.05	7.35	8.05
Yau Ma Tei dep.	2.10	2.40	3.10	3.40	4.10	4.40	5.10	5.40	6.10	6.40	7.10	7.40	8.10
Kowloon dep.	2.15	2.45	3.15	3.45	4.15	4.45	5.15	5.45	6.15	6.45	7.15	7.45	8.15

SHA TAU KOK BRANCH.

	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	A.M.	P.M.	P.M.	P.M.	P.M.	P.M.
Fanling dep.	7.45	8.15	8.45	9.15	9.45	10.15	10.45	11.15	11.45	12.15	12.45	1.15	1.45
Shatin dep.	7.50	8.20	8.50	9.20	9.50	10.20	10.50	11.20	11.50	12.20	12.50	1.20	1.50
Fanling arr.	8.40	9.10	9.40	10.10	10.40	11.10	11.40	12.10	12.40	1.10	1.40	2.10	2.40

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J. T. SHAW.
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TELEPHONE CENTRAL 692.

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SCUTTINGS FOR THE AUTUMN AND WINTER.

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Return of Premium in the Event of Death.

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" " Kowloon ... \$19.00 " "

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All orders must be accompanied by cash, Cheque, or Compro Order payable
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Houston Point, Renaissance Point, Irish Crochet Laces and Collarettes,
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J. C. ELL,
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Cooking exclusively under European
supervision.

Official Hotel for all the leading
Tourist Cos. in the World.

European or American Plan.
This Hotel has just been renovated and
brought up-to-date, including one of the most
spectacular Lounges in the Orient, 1923.

"CHRISTOPHER BUTTON,
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Corner of Haiphong & Hankow Rds.
Tel. K. 3. Tel. Address: Palace.

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Station. This Hotel which has just
been completely renovated and refurbished
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English Management.

Cuisine under personal supervision of the
Proprietor.

BAR AND BILLIARD ROOMS
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Biennials & Perennials..... \$12.00, 6.00, 4.00
Climbing Plants..... \$4.00, 2.50
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Sweet Scented Flowers..... \$2.50
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PRODUCE OF MANILA.



UNEQUALLED IN QUALITY

THE PREMIER BEER

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Tel. Central No. 135.

HONGKONG.

[133]

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AND THE BEST YOU'VE HEARD FOR
A LONG TIME.We have Just Received
A Shipment of

CANADIAN FISH,

including

RED SPRING SALMON.

CHICKEN HALIBUT.

SILVERSIDE SALMON.

Order Early and Insure a Real Treat.

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LOTOL

is the most
EFFECTIVE
and the most
ECONOMICAL

DISINFECTANT

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RADIO EQUIPMENT

the Tests being made by the

Hongkong Hotel Co., Ltd.

May be heard in your own home, but be
certain the Set you secure has been approved
by the Postmaster General.

We

Guarantee

Our British made Sets to comply with any
future Rules and Regulations in respect of
Receiving Sets in Hongkong.

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PRESCRIPTIONS

When the Doctor prescribes he
expects the Druggist to fill the
prescription with Pure Drugs. The
quality of our Drugs, Medicines
and Toilet Goods is not surpassed.
Have the Doctor's Prescription
filled here and the result will be
satisfactory.

THE PHARMACY.

The Red Building (Opposite Ice House St)

QUEENSLAND LOANS.

THE HON. MR. A. R. LOWE'S
PERTINENT INQUIRY.

In *The Times* of August 20th appears the following letter, which is of peculiar interest locally in view of the question which the Hon. Mr. A. R. Lowe put in the Legislative Council yesterday relating to the Hongkong Government's recent investment in Queensland Government Stock:—

SIR.—The reference to Queensland legislation—which were made by the chairman of the Australian Estates and Mortgage Company, Limited, at the annual general meeting of the company held on July 10th, 1923, and reported in *The Times* of July 11th—bring vividly to mind the notorious Queensland Land Act Amendment Act of 1920 and the acrimonious discussions which it subsequently provoked in Queensland and in this country, with perversions that have not yet died away.

There is no need here to trace the history of that unfortunate piece of legislation, or to recall the arguments by which the supporters of the Queensland Land Act Amendment of that day sought to justify it. The fact remains that by that Act the Government took away from a section of the community—in the face of protest and without compensation—a valuable right which had been expressly conferred by an earlier Act and in consideration of which certain contracts had been entered into with the Government.

Apart from the disabilities under which the aggrieved parties still chafe, there are two aspects of the situation which especially merit attention. The first and most important is in regard to the general question of the principle involved. By the passing of the Land Act Amendment Act of 1920 the Queensland Government committed an act of bad faith. By the operation of that Act they legalized the breaking of contracts. In defense of their action they took their stand upon what they regarded to be the right of a sovereign State to amend or to repeal any Act without reference to existing contracts. This doctrine is at once so novel and so revolutionary that the British investor has every right to insist upon enlightenment upon certain contingencies that might easily arise. If the present Queensland Government are firm in this attitude and confirmed in the implied view of obligation and sovereign right, what may not be their attitude toward contracts generally, existing or future? Why should any contract be observed if such observance can be shown to be irksome? What is to prevent the disclaimer of their liabilities and obligations when the moment may seem propitious? Upon a satisfactory answer to these questions must depend a continuance of the confidence of the outside world and of the amenities which confidence alone can bring.

The second important aspect of the situation is the effect upon the development of Queensland which the present attitude of the Government—if persisted in—may be calculated to produce. Queensland is a vast country of unlimited potentialities; but she needs development, and development can be accomplished only through the unrestricted employment of capital. Queensland is already a debtor State, and yet she needs vast additional sums. Where are they to come from? Where is the man who would lend his money to a Government which he believed capable of breaking its contract and confiscating the money loaned? Are the people of Queensland going to allow the State to be handicapped by the continuance of its Statute-book of legislation which has produced the effect of tightening against her the purse-strings of the world? That is a question for Queenslanders in general. They need no reminder that within the next two years their Government will be called upon to find some £24,000,000 for the repayment of State loans. Until 1920 they had experienced no difficulty in borrowing money in the City of London. The failure of the attempt to raise a loan that year—after the passing of the notorious Act—provided an illuminating commentary upon the view which the City of London took of that repudiatory measure. That was the first warning. Have the State Government learnt nothing in the intervening years? If so, a surprise may be in store for them when next they present themselves in London in the guise of borrowers. London may, not unreasonably, say to them: "There is lots of money in London waiting to be invested in Queensland. But you do not keep your contracts. Until you have learnt to keep your contracts it is useless to come to us for money."

The basis of credit is confidence. By the passing of the Land Act Amendment Act of 1920 confidence in Queensland sustained a severe blow. It is not too late to repair the harm done and to restore in some measure the confidence then shattered. What does the Queensland Government propose to do—Yours, etc., STEPHEN WALTER.

MURDER AT WANCHAI.

YOUNG MAN FULLY DONE TO
DEATH IN HIS SLEEP.

A young Chinese paint-scraper, named Chau Chong, was apparently murdered whilst lying asleep on the footpath outside No. 88, Wanchai Road on Wednesday night. His dead body was found by the police early yesterday morning. It bore a number of stab wounds, and close by his side was a large stone, weighing about 30 lbs. It is thought that the murderer or murderers carried this stone to the spot for the purpose of crushing in their victim's skull, but changed their minds and despatched him with their daggers.

Two step-brothers who are supposed to have slept next to the murdered youth have been detained by the police pending enquiries.

SPORT.

GARRISON TENNIS TOURNAMENT.
SEMI-FINALS AND FINAL OF GENTS'
DOUBLES PLAYED YESTERDAY.

Yesterday the semi-finals and final of the gentlemen's doubles of the Garrison Recreation Club tennis tournament were played off at Shokunpo valley before a large number of interested spectators. The winners of the tournament were Staff Sergeant Major Stroud, R.A.S.C., and Staff Quartermaster Sergeant Dennis of the R.A.P.C. They defeated Quartermaster Sergeant Foster and Pte. Collic of the R.A.O.C. by three sets to one. The winners are old and experienced players and their experience and steady play went a long way towards their win. Foster, for the losing pair, played a very fine game and came in for a very heavy share of the work. His partner, Collic, who possesses a very fine service, was at times very slow but in another year or so he ought to make a good all round tennis player. He used a steel racket, yesterday of which he had not apparently learnt the mystery. It is the third occasion on which Q.M.S. Foster has appeared in the final of the Garrison Doubles but he cannot as yet claim a part share in winning the much coveted trophy.

Amongst the interested spectators at the beginning of the tournament were the General Officer Commanding, Major-General Sir John Fowler, K.C.M.G., C.M.G., D.S.O., and Sir John Oakley. At the conclusion of the tournament the prizes were presented to the winners and runner-up of the doubles and to the winners and runner-up of the gentlemen's league. Miss Butterworth making the presentations. Colonel Butterworth briefly congratulated the winners and runner-up of the two events. Cheers for Mr. May, who organized the tournament, and for Miss Butterworth brought the proceedings to a close.

The following are the results:—
GENTS' DOUBLES.

Semi-finals:—Q.M.S. Foster and Pte. Collic, R.A.O.C., beat Q.M.S. Longbottom and S.Sgt. Brown, 6-1, 6-1, 6-1. S.Sgt. Stroud, R.A.S.C., and S.Q.M.S. Dennis, R.A.P.C., beat S.Sgt. Gillow and L.Cpl. Randle, R.A.O.C., 6-2, 6-2.

Final:—S.S.M. Stroud and S.Q.M.S. Dennis, beat Q.M.S. Foster and Pte. Collic, 6-2, 4-6, 6-2, 7-5.

The winning team of the Garrison League were the R.A.O.C., comprising, Col. Hill, Q.M.S. Foster, S.Sgt. Wright, S.Sgt. Gillow, L.Cpl. Randle and Pte. Collic.

The runners-up were the Royal Engineers.

LAWN BOWLS.

The semi-finals of the open championship were played off on Wednesday evening on the Police Club Bowling Green and resulted in R. Russell (Kowloon Bowling Green Club) defeating R. Wallace (Taikoo No. 2) by 21 shots to 11; and U. Omar (Craigengower) beat G. Greener (Craigengower) by 21 shots to 19.

"Boy! A Good Smoke, my
Slippers and Armchair."

THE

HONGKONG CIGAR STORE, LTD.

Do not supply Slippers and
Chair, but They do supply a

GOOD SMOKE.

[133]

When in doubt about your eyes
or your glasses

Consult

CHINESE OPTICAL CO

Eye-sight Specialists.

67, QUEEN'S ROAD CENTRAL

Hongkong.

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RESERVE FUND	25,960,000
CAPITAL CONTRIBUTED BY THE CHINESE GOVERNMENT	3,500,000
RESERVE FUND	1,750,000

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Banque de Paris et des Pays-Bas.

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Developpement du Commerce et de l'Indus-

trie en France.

NEW YORK: The Irving Bank—Columbia

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SAN FRANCISCO: The Crocker National Bank

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THE GOVERNMENT'S SURPLUS
FUNDS.ANSWERS TO THE HON. MR.
LOWE'S QUESTION.

The Hon. Mr. A. R. Lowe in accordance with notice, asked at the meeting of the Legislative Council yesterday a number of questions relating to the Government's surplus funds. The questions and the answers returned to them are given below:-

The Hon. Mr. Lowe asked:-

1.-Will the Government explain under what rules and regulations it acts with regard to the employment (and at what rate per cent.) of the large surplus funds apparently at the disposal of the Government as evidenced by the latest published Monthly Cash Statement for May contained in the Government Gazette of 10th August, 1923, wherein it is shown that there is \$7,837,575.42 deposited with the Crown Agents in London and Investments amounting to \$8,977,362.25 (representing a market value of about \$7,010,000) besides a balance (presumably in local banks) of \$1,221,838.30 and also state whether it is satisfied with and intends to increase its recent investments of \$21,000 in Queensland Government Stock?

The Colonial Secretary replied:-

In the year 1903 the Secretary of State for the Colonies gave instructions that the Government should not keep balances in excess of \$700,000 in local banks. For a long time the Colony had an overdraft, but of late years there has been a considerable surplus, and in 1921 the limit was raised to \$2,000,000. All funds in excess of this limit are remitted to the Crown Agents who have discretionary powers as to their disposal. The money is partly invested and partly used for short term loans and the purchase of Treasury bills. The Crown Agents have recently invested \$25,000 in Queensland 4½% bonds 1920-25, from which it is clear that they regard them as a satisfactory investment. Whether they make further purchases of these bonds will no doubt depend on whether the market conditions make such investment profitable.

The Hon. Mr. Lowe: Arising out of the answer to the question, is the Government aware that the last loan the Queensland Government tried to raise in the London Market was not well received and that they are committed to repay, some £20,000,000 sterling within the next few years and with regard to interest, nothing is mentioned in the answer regarding interest on the loans to the Crown Agents?

H.E. THE GOVERNOR: I think the Hon. Member should give notice if he wishes to pursue the subject.

The Hon. Mr. Lowe asked:

2.-Assuming the following figures to be correct will the Government consider the advisability of reducing taxation in the shape of rates and for Liquor Duties?

Revenue (excluding Land Sales)	Expenditure	Apparatus Government	Surplus Balance
1920 11,133,322	11,023,715	1,109,607	1,109,607
1921 16,094,024	12,686,127	3,407,897	3,407,897
1922 13,509,201	14,877,369	1,368,168	1,368,168
1923 11,907,270	15,254,335	3,347,065	3,347,065

* Estimate.

† 31st May, 1923.

The Colonial Secretary replied:-

The Hon. Member has omitted Land Sales from Revenue, and Public Works Extraordinary from expenditure, apparently implying that one should be expected to balance the other. In the years 1920-22 inclusive \$4,912,251 was realised from Land Sales and \$5,155,038 was spent on Public Works Extraordinary, leaving a deficit of \$242,787 to be met from revenue or loan. During these three years, the surplus balances increased by a sum of \$8,163,876, of which sum, however, \$2,451,835 is a book entry representing fluctuation in exchange. The actual surplus, apart from gain on exchange, is \$5,712,041.

The average amount received from Land Sales during the six years 1910-1915 inclusive was \$101,371. If this average had been maintained during the years 1920-1922, the receipts would have been \$575,113, against the \$4,912,251 actually received. Except therefore for the fact of the land boom, and the profit made in exchange the surplus representing what the Hon. Member calls "apparent over taxation" during the period 1920-22 would have been approximately \$1,400,000.

The Government does not agree that the Colony is over-taxed. It is obvious on common sense to take advantage of an exceptional period such as that of the last three years to accumulate reasonable reserves towards meeting the heavy expenditure which lies ahead, and it would be the height of unwisdom deliberately to reduce the yield of permanent sources of revenue when it is certain that the large revenue derived from opium must entirely cease in the near future.

THE WAR LOAN.

The Hon. Mr. Lowe asked:-

(1.)-Will the Government explain the legal difficulty, referred to by the Officer Administering the Government in 1922, which prevents His Excellency the Governor exercising his rights of repayment conferred by the Ordinance governing the War Loan of \$3,000,000 of 1916 and, if it is the case that the borrowers have been given better terms than the Ordinance authorises, further explain who the officials are who have caused the resulting loss to the Colony through 6 per cent. being paid on the loan and the money available to repay it being invested elsewhere at a lower rate?

The Colonial Secretary replied:-

At a meeting of Council held on the 20th October, 1922, the Hon. Mr. A. R. Lowe referred to this loan, stating that part of the sinking fund was invested with the Government Bankers at a lower rate of interest than the loan bears and suggesting that it would therefore be profitable to pay the loan off. The Officer Administering the Government,

replying without notice, referred to a legal difficulty and said that he believed that it was not possible to pay off the loan.

The question of paying off the loan was raised in 1919, and the Government was advised that it could not do so until after the 30th October, 1921, except by amending the law. The Sinking Fund is partly in sterling and partly in dollars. There is a large profit on the sterling portion owing to fall in exchange and the dollar portion is invested locally at 8 and 7 per cent. with the results that if the Sinking Fund continued to accumulate at the present rate, it will be sufficient to pay off the loan two years before the Statutory date of redemption. The moneys appropriated for the sinking fund are not liable to Military Convention, but, if it were decided to pay off the loan, the Military Authorities might claim that military contributions should be deducted in respect of the money, other than the sinking fund, which would be required for such paying off.

The latter part of the question is not understood. The Colony has made a profit and not a loss in respect of the sinking fund.

INSCRIBED STOCK ISSUES.

The Hon. Mr. Lowe asked:-

(1.)-In view of the fact that there is a clause in the local Ordinance giving the Crown Agents power to use the Sinking Fund monies to repurchase and cancel any part of the Inscribed Stock Issues of 1893 and 1906 whenever the loan is below par, have the Government drawn the attention of the Crown Agents to the matter since the last Budget Debate and, if so, what answers have been received?

The Colonial Secretary replied:-The Government has not drawn the attention of the Crown Agents to this matter since the last budget debate, and it does not consider that any useful purpose would be served by the purchase and cancellation of the Colony's inscribed stock issues. It is believed that the greater part of the stock is held by other Colonies and by persons holding for investment who would not readily sell, and, if the Government began to buy against the market, the price would at once go up.

PUBLIC WORKS DEPARTMENT
EXPENDITURES.

The Hon. Mr. Lowe asked:-

(2.)-To enable the Council to obtain a comprehensive grasp of the cost of the Public Works Department services will the Government lay on the table a Statement showing, in parallel columns, the following particulars for the decade ending 1920, and also up to date, viz:-

1. Personal emoluments and other charges
2. Annually recurrent works
3. Total emoluments and recurrent charges
4. Estimates for Extraordinary Works
5. Actual cost of Extraordinary Works
6. Percentage of actual to estimated extraordinary works

and also instruct the Director of Public Works to incorporate such information in his annual report in future.

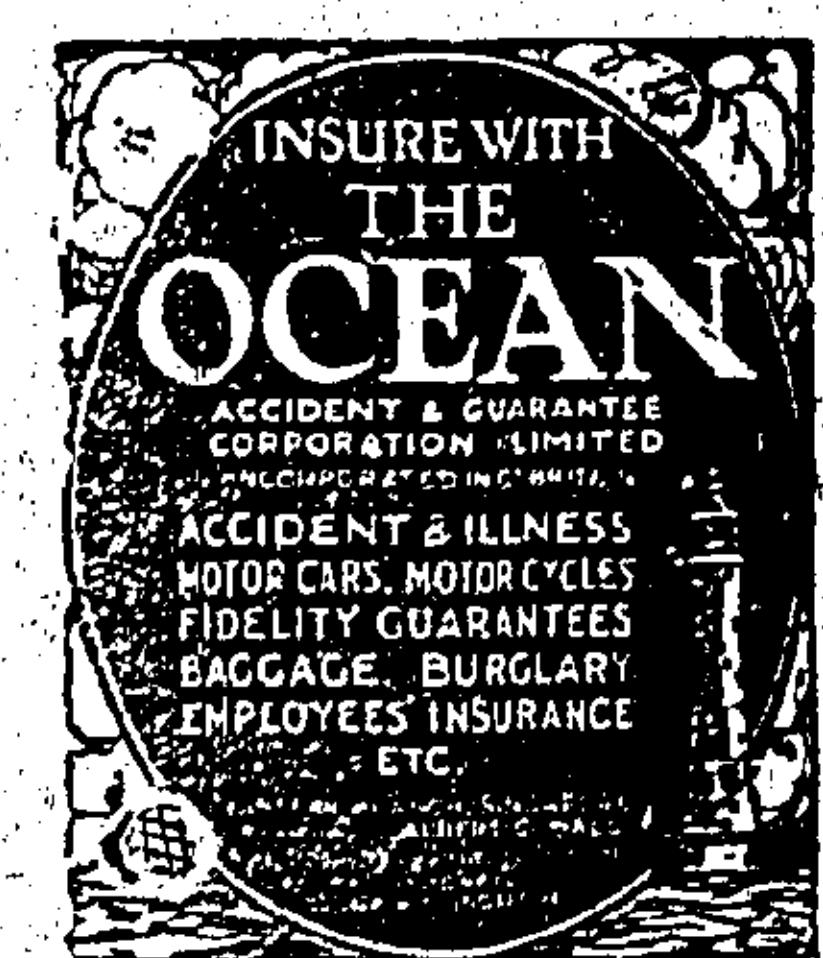
The Colonial Secretary replied:-The schedule, as requested, is in the hands of Hon. Members. With regard to the concluding paragraph of the question the Director of Public Works will be asked to include in his annual report such information of this nature as he may think advisable but it is considered that no useful purposes will be served by the constant reproduction of these columns of figures.

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Hongkong Lands	\$83 b.
Hongkong Hotels	\$263 b. 27 sa.
Humphreys Estates	\$234 b.
Ewo Cottons	Tls. 13½ b. 13.60 sa.
Shanghai Cottons	Tls. 86½ b.
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THE HOUSING QUESTION. REPORT OF THE COMMISSION. NUMEROUS RECOMMENDATIONS.

RESERVATIONS OF KOWLOON FOOTHILLS RECOMMENDED FOR RESIDENCE.

The Report of the Housing Commission appointed in April last to enquire "as to what measures are possible to increase the quantity and decrease the cost of housing accommodation in the Colony," was, by command of H.E. the Governor, laid upon the table of the Legislative Council yesterday.

The members of the Commission were the Hon. Mr. H. E. Pollock, K.C. (Chairman), the Hon. Mr. R. H. Kotewall, and Mr. W. S. Bailey.

The Report occupies 22 printed foolscap folio pages, and we can find space only to summarise its main features. Under the heading "Measures for increasing the quantity of Housing Accommodation," the Commission says:—

SCARCITY OF BUILDING LAND.

Crown lands suitable for building houses for the various classes of the community, and already available for building on, are scarce; and we regard this scarcity as the chief preliminary obstacle to building development. Few of the potentially available sites are marked out or measured, with the result that the all-important work of building new houses on new sites is being delayed and held up. One of the consequences of this delay is that would-be investors in landed property are necessarily driven to invest their money in schemes of reconstruction, which do not help much in increasing housing accommodation, and have, in addition, the undesirable effect of creating competition for skilled labour and building materials, which are so urgently needed for new houses on new sites.

The Commission therefore regard it as imperative for the Government to speed up the work of laying out, marking and draining extensive areas for building, especially in the Kowloon Peninsula, which presents a vast and promising field for building development; but it is absolutely impossible for this recommendation to be speedily and efficiently carried out, without the considerable increase of staff in the Survey Office.

The Commission commends to the consideration of the Government the desirability of expediting the completion of the Praya East Reclamation by making extra payments to the contractors, such payments to be debited to the Praya East Reclamation Fund, and to be divided in proportion to the areas of the respective holdings of the marine lot-holders concerned.

It also recommends that the Government bring every possible pressure to bear on the proper Authorities to expedite the removal of the Military from the central and already levelled and drained sites in the heart of the City of Victoria and of the Kowloon Peninsula. These sites, which occupy some hundreds of acres, are vital to the residential and commercial expansion of the Colony.

IMPROVEMENT AND EXTENSION OF COMMUNICATIONS.

As steps towards the opening up of undeveloped areas, in order to increase housing accommodation, and to ease the congestion in the crowded parts of the City, the Commission recommends that prompt action be taken by the Government:

- (1) To speed up the completion of the road from Wongneichung Gap to Repulse Bay, which will have the effect of shortening the distance from the City of Victoria to Repulse Bay, and will also open up good building sites between Wongneichung Gap and Repulse Bay.
- (2) To push on with the projected motor-roads in the Kowloon Peninsula.
- (3) To construct as soon as possible a tramway from Stone Nullah Lane to Wanchai Gap in order to open up the Mount Cameron district which, we understand, will provide sites for some 50 separate houses. These sites should be marked out on a plan which should be published by the Public Works Department. (This neighbourhood cannot, in the opinion of the Commission be adequately developed by motor traffic, because—

- (i) Many residents have not sufficient means to enable them to keep motor cars;
- (ii) Motor traffic cannot, to quote words of H.E. the Governor at page 137 of the Hongkong Standard for 1921 with reference to this Wanchai Gap Tramway, supply the "necessary cheap and rapid transit at regular intervals to a central point," besides being liable to stoppage in heavy rains; and
- (iii) Such a tramway will tend to relieve the Peak Tramway.

- (4) To provide tram-services in Kowloon and its foothills.
- (5) To encourage the extension and improvement of motor-bus services in Hongkong, Kowloon and the New Territories.

- (6) To provide improved ferry-services to both sides of the Kowloon Peninsula, and to Cheung Chau.
- (7) To arrange, if possible, for a reduction of ferry-fares. If existing ferry companies cannot be induced to reduce their charges, reduction of fares should be made a condition for the renewal of current concessions, or for the grant of new concessions.

In connection with the improvement and extension of the tram, ferry, and motor-bus services, the Commission thinks that the Government should aim at efficiency and cheap service rather than at raising revenue.

The Commissioners see a state of affairs rapidly approaching on the middle levels of Hongkong Island, which is of a serious character from the point of view of diminishing the present accommodation available for British residents. "Kingsclere" has recently been purchased by a Chinese syndicate with the result that some 500 of British residents will shortly be rendered homeless. It seems likely, too, that other boarding-houses in the neighbourhood of "Kingsclere" which are occupied mainly by British guests, will, when the Rents Ordinance lapses, cease to exist. Under these circumstances the obvious remedy is to look for outlets for building on the higher levels; and the Mount Cameron district, when opened up as suggested, will be a suitable place for the purpose.

Whilst congratulating the Peak Tramway Company upon the relief of the Peak traffic afforded by the recent inauguration of several non-stop trams, the Commission recommends, in the interests of the dwellers on the middle levels, that the question be thoroughly investigated by the Government of the practicability of serving the Bowen and May Road levels by two different (covered-in) sections of moving platforms or staircases, one from the bottom Tram Station or thereabouts to Bowen Road, and the other from Bowen Road to May Road.

ENCOURAGEMENT OF BUILDING, AND GOVERNMENT FACILITIES.

In addition suggestions contained in the Report under the head "Measures for Decreasing the Cost of Housing Accommodation" the Commission makes the following recommendations with regard to Government facilities for housing building-labourers.

The evidence before us (they say) shows that further building labour cannot be attracted to this Colony, unless provision is made for housing such labourers at a moderate rental; and accordingly it is of paramount importance to secure the cheap housing of workmen engaged in the building trades. We, therefore, recommend that the Government should afford assistance to house Chinese workmen engaged in the building trades by—

- (1) Granting land cheap to persons on condition that they build tenement houses ready for occupation by workmen engaged in the building trades, within a period of 6 months or the shortest period practicable.
- (2) Allowing to building contractors facilities for more workmen's messes near the building works on which they are engaged.
- (3) Allowing workmen to live on the ground-floors of Chinese tenement houses, which they are erecting, when the second-floor is being built, and so on.

It is also recommended that the Government build, in various districts, and rent out at cheap rents, houses for the occupation of Chinese workmen engaged in the building trades.

The Commissioners recommend that the Government should sell land cheap and without auction to large employers of workmen for the sole purpose of housing their employees, with a condition for the forfeiture of the land to the Government if the premises are used for other purposes; also that the Admiralty should emulate the example of the Hongkong Government and the Military Authorities and the Gibraltar precedent by providing ample house accommodation for the employees of the Naval Yard, many of whom are now being driven, from sheer force of circumstances, across the Harbour to Kowloon, to an inconvenient distance from their work, and are incidentally competing with permanent civilian residents for available European accommodation at Kowloon.

Another paragraph of the Report says: "We would also commend to the favourable consideration of the Government the question of building houses for accommodating Government servants of all ranks and grades, charging them a reasonable rent."

In addition to selling land cheap for erecting houses thereon for accommodating employees, they recommend that the Government should also sell land cheap, without auction, and subject to certain restrictions hereinafter mentioned, to encourage the erection of more houses for accommodating different classes of the community at reasonable rents. There can be no doubt that the cost of Crown land is the most serious factor in connection with the cost of building in the Colony, because obviously the high cost of land inevitably entails both dear buildings and high rents, which tends to hold back building development.

Conditions for selling land cheap without auction are recommended in the Report.

The scheme outlined by the Honourable Acting Colonial Secretary in the Legislative Council is referred to as having attractions for people with speculative instincts, but subject to the application to it of the conditions the Commissioners set out, and to the premia being fixed at market value, they think that the scheme may be tried simultaneously with that recommended by them because both are designed to encourage more

buildings. The Commissioners understand that since the terms for the latter scheme were given out to the public a few weeks ago, twenty applications for erecting blocks of houses on large areas have been received by the Government, whilst over 1,000 applications to build houses have been received under Mr. Fred Ellis's scheme.

In order to prevent purchasers of Crown land from building as few houses as possible, and as closely as they can, upon one side of the land purchased, and selling the remaining unbuildable portion for a profit, it is recommended that the Government should stipulate for a minimum as well as a maximum number of houses to be erected on all Crown land to be sold in future.

The Commission recommends the granting of Government loans (1) to build houses for tenants of moderate means, (2) to persons wishing to build for their own occupation.

They consider that in the past the Government has been rather lenient in dealing with delays in complying with building covenants, and we therefore recommend that, in future, the right of re-entry for breach of the building covenant be more strictly enforced. This will have the effect of speeding up building operations.

Attention is drawn to a letter received from Mr. L. G. Bird suggesting that, with a view to saving time, the following sections of the Buildings Ordinance No. 1 of 1903, should be so amended as to give powers to the Director of Public Works, acting as Building Authority, to grant modifications, subject to a right of appeal to the Governor in Council by the person dissatisfied with the decision of the Building Authority, and the Commissioners recommend this matter for consideration in connection with pending amendments to the Ordinance.

UTILIZATION TO BEST ADVANTAGE OF LAND ALREADY AVAILABLE.

The recommendations under this sub-head are designed to utilize to the best advantage existing available land, whether vacant or built upon.

The Commissioners recommend:

- (1) That the Government, by amendment of the Rating Ordinance, place a heavy tax on privately-owned land, not utilized in connection with any building, which is obviously suitable for building on but which is not being built upon or offered for building on.
- (2) That encouragement be given by the Government, by loans at 3 per cent., to owners of one-storey or two-storey godowns on adjoining lots on Praya East and Praya West to co-operate in increasing the area of land available for building tenements, by heightening the godowns on one lot to three or four storeys, thus economising godown space, and by using the adjacent lot for building a Chinese tenement-house. In other instances low godowns might be rebuilt, with such Government assistance as aforesaid, and living accommodation might be erected on the top of the godowns (see letter (18) para. 3 (1) in Enclosure 1, and Mr. White's evidence at page 10 in Enclosure 8 (3)).
- (3) That the Government should take steps to secure the removal of guild offices and the numerous small private clubs, which are only frequented at night, from the crowded parts of the City to the outskirts, as soon as sufficient new houses are built in the latter districts to accommodate them (see letter (27) in Enclosure 1). One reason in favour of such action is that, in time of disorder caused by labourers, a more effective control over the guilds and their activities can be exercised by the Government.

INADEQUACY OF P.W.D. STAFF.

A number of recommendations are made for the provision of an adequate staff for the Public Works Department.

MEASURES FOR DECREASING COST OF HOUSING.

Under this heading the Commissioner set forth that high cost of land causes high rent and they recommend the standardisation of houses, and that the Government should offer prizes for the best designs for standard types of houses for the Chinese working classes.

SUPPLY OF SKILLED LABOUR.

The question of securing an adequate supply of skilled labour for the building trade is important, the Report says, because it affects not only the building development of the Colony, but also the cost of buildings and recommendations are made with the view of obtaining a sufficient supply of such labourers by providing them with sufficient and cheap housing accommodation.

One of the most serious obstacles to the supply of labour appears to be the large entrance-fees demanded of new members by some of the local guilds, thus debarring newcomers from the country. It is stated in one letter received by the Commissioners that labour obtained from the guilds is considerably dearer than that from outside sources. The influence of guilds on the building development of the Colony is also referred to in letters which are annexed to the Report.

TRIBUNAL FOR LABOUR DISPUTES.

"We strongly urge the Government, in the interests of all branches of trade in this Colony, to pass a law for the reference to a strong and independent tribunal, with one representative of the employers and one representative of the workmen as assessors, of all disputes in this Colony relating to wages to be paid to workmen, hours of employment and holidays. Such a law is clearly desirable in the interests of workmen, no less than in those of employers, for it is of the utmost importance to the former to

know that they have a definite tribunal to which they can appeal with the full certainty of their grievances being gone into without delay and without any cessation of wages such as is involved in a strike. In the course of his Report for the year 1922, the Secretary for Chinese Affairs remarks (at page 133) "The general strike was largely a matter of the intimidation of willing workers." Mr. Hallifax advocates as a remedy the establishment of an Employers' Federation; but while we agree that the formation of such a federation may be desirable, we think that an arbitration tribunal as recommended by us, should be established, and that a Judge of the Supreme Court should be given power to enforce the decisions of the tribunal.

It would seem desirable to establish a trade school to teach boys carpentry, masonry, and other branches of the building trade. The industrial school which we understand, Sir Robert Ho Tung and several Chinese gentlemen are contemplating should prove an ideal institution for the purpose.

RECOMMENDATIONS FOR REDUCING COSTS.

Several recommendations are made with this object in view, such as that the Government should grant permission to contractors to obtain stone sand and earth from places as near as possible to the building works; that detailed drawings should be furnished to contractors early; that there should be more prompt payment of contractors, and that instead of requiring contractors to put up securities which they say are unnecessarily heavy, prosecutions should be instituted against any contractor who commits an offence. Labour saving appliances and facilities for "landing and" storing materials are also recommended.

MEASURES FOR DECREASING RENTAL.

In addition to recommendations for the restriction of rents by conditions of sale, where land is sold by the Government cheap and without auction, the Report says: "We are clearly of opinion that the Rents Ordinance should be continued until such time as the supply of houses meets the demand, and until the state of affairs in the neighbouring Provinces of China is sufficiently settled to put an end to the periodical large influx of Chinese refugees from China to Hongkong."

"We also consider that the Government should forbid by legislation the demolition and reconstruction of houses which are stated by the Building Authority to be in either good or fair condition, because we consider it both inequitable and unjust to the tenants for the Government to allow their eviction from premises which are in good or fair condition, and because also of the following reasons:—

- (1) Such eviction of tenants throws an extra demand on such premises as may be vacant, with the result that the tenant in many cases is forced to pay a larger rent for his accommodation; and
- (2) Such reconstruction must tend, by competition for skilled labour and building materials, to increase the cost of erecting new buildings upon land which has not been previously built upon.

Instances of the threatened eviction of tenants from premises which are reported by the Building Authority to be in either good or fair condition are referred to.

RESIDENTIAL RESERVATIONS.

KOWLOON FOOTHILLS FOR EUROPEANS.

On this subject the Commissioners say (asterisks preceding paragraphs indicate recommendations):—

There is now only one aspect of the problem left to be dealt with by us. It is the question of how best to protect the various classes of the community from being driven out of certain parts of the Colony, in which they have for years been residing, by economic pressure from outside.

It is the opinion of the Chairman and Mr. Bailey that the only means of attaining the desired result is the creation of reservations for all sections of the community; and the views and recommendations contained in the following paragraphs relative to the subject are their views and recommendations. Mr. Kotewall, recognizing that the question is not one of racial discrimination, and that, like the British residents, the Chinese and Portuguese permanent residents of the middle and working classes have suffered severely from the economic pressure caused by periodic influxes from the neighbouring Provinces, agrees to the principle of Reservations for British residents and for these Chinese permanent residents and residents of other races, who desire such Reservations.

Mr. Kotewall, however, considers that the area comprising the Kowloon foothills together with the hills behind as marked green in Enclosure 7, which is recommended in para. 121 for a European reservation, is far too large for the purpose. In para. 118 the Government is already asked to reserve for the same purpose "the whole of the foothills surrounding and forming part of King's Park on the West North and East side, and also the hilly area immediately adjoining such foothills;" and it is believed that fully 100 houses, with garden space around them, could be erected on "this amphitheatre. Even if the eastern side of the area were required for Military Officers' quarters (vide para. 120), the remaining portion thereof would still seem to be sufficient to accommodate nearly all the British residents who have recently been or will soon be dislodged from their houses. Those who cannot be accommodated in this area could then go to the Kowloon foothills. But the area of the latter which is recommended to be reserved for the purpose is, to Mr. Kotewall's mind, unnecessarily large—larger, it appears from the map, than the whole of the developed portion of the Kowloon Peninsula which has taken about 80 years to reach its present size and prosperity. The total British population of the Colony, according to the

Census taken in April, 1921, is about 8,000, the majority of whom are already fairly well housed in different parts of the Colony; and judging by the rate at which the population has grown during the last two decades, it seems unlikely that in the next two decades or so it would increase greatly out of proportion to the past rate, or to such a number as would actually need the enormous area proposed to be reserved for them. Apart from other considerations, it is economically unsound to detach a vast area of good building land from a locality which is rapidly developing, and to set it aside in order to meet the needs of a section of the community who require only a very small portion of the land for the time being. Mr. Koteval is therefore of the opinion that only such an area in that locality as will adequately meet the present needs of the British residents, should be reserved for them, with a reasonable margin of land allowed for recreation grounds and for future expansion.

The question of the setting aside of reservations for different sections of the community has received the most anxious consideration of the Commissioners; and they are of opinion, after carefully studying the very special circumstances prevailing in this Colony, including its proximity to the teeming populations of the adjacent Chinese provinces, who in times of disorder in China flock down to Hongkong in tens of thousands, that it is the bounden duty of the Government to make reservations, by means of demarcations of areas and special conditions of sale, in such areas for (a) British residents, and (b) permanent residents of other races respectively. (See also paragraphs 123 and 124).

A SEVERE LAND BOOM.

As regards the British residents in the Kowloon Peninsula, the need for measures being urgently taken by the Government is manifest. The Southern portion of the Peninsula, which up to about 10 years ago was happily free from the attention of the land speculator, has lately been passing through a severe land boom which, unfortunately for the general body of tenants, who in the long run are the sufferers, still continues. The result of this boom has been that the properties in what is the centre of the district mainly inhabited by Europeans have in the course of the last two years soared from about 2 dollars to over 7 dollars a square foot in sale prices; and at Yau-mat to an even greater height.

This boom price of land in Kowloon forms a sharp contrast to the Hill District on the Island of Hongkong where land is being put up to auction by the Government at 12 cents a square foot, and where it is the custom for the applicant for the land not to be bid against, (a custom which we recommend the Government to convert into a fixed and immutable fact by selling land in future in the Hill District to the first applicant without any auction whatever, because he has in moderation been some trouble and expense selecting the site).

The recent huge sale prices of land at Tsim-shi-tai where British residents have been accustomed to live for years past, and at Yau-mat where Chinese residents of the middle and working classes make their homes, must be regarded as a positive disaster to the tenants; and this situation calls for immediate and drastic action on the part of the Government, in order to protect permanent residents who, surely, have the right in a British Colony to expect decent housing accommodation at a rent which bears some reasonable proportion to their incomes, and to be protected from the economic and other consequences caused by the influx into the Colony of tens of thousands of Chinese from the mainland.

The question of the necessity of making European reservations has been pressed upon the Government by leading articles in all the four British newspapers in this Colony, and also in the speech of the Vice-Chairman at the last Annual General Meeting of the Kowloon Residents' Association (see Enclosure 6 containing printed extracts from those articles and that speech); and it has been shown that the question is not a racial question. It is primarily an economic question, but it is also one involving the health and reasonable comfort of Europeans living in a climate which is hot and trying in the summer.

European Reservations are also advocated in letters (39), (40) and (42) in Enclosure 1.

A side argument in favour of European Reservations is that, in times of strike or other internal commotions, an aggregation of British residents in one district renders it easier for them to take common action for the defence of the whole community against disorders.

RESERVATIONS ESPECIALLY NECESSARY IN KOWLOON.

We feel that such reservations are more especially necessary in Kowloon on economic grounds, having regard to the fact that the British residents in the Peninsula are, generally speaking, less wealthy and consequently less able to pay a high rent than those who live in the Hill District.

The position of affairs as regards housing accommodation for British residents at Kowloon is one of great gravity, because wealthy Chinese have bought up, during the last few months, at high prices, several rows of buildings, situated in the District between Nathan Road on the West and Chatham Road on the East (until recently regarded as a quasi-European Reservation) and still largely occupied by Europeans; and there is a probability that yet further purchases will be made in the same District for the housing of refugees from China. Moreover the demand on housing accommodation in Kowloon has recently been considerably increased by the recent compulsory removal (owing to housing shortage) from the Island of Hongkong to Kowloon—

- (1) of married employees in H.M. Naval Yard;
- (2) of Portuguese from Bell's Terrace and elsewhere and their families.

The Chairman and Mr. Bailey, after carefully exploring the whole of the Kowloon lands to the south of the range of hills behind the Kowloon Peninsula, have come, without any doubt whatever, to the conclusion that the Government ought, under the circumstances above detailed, to

reserve as an European Reservation (subject to the Military requirements referred to in paragraph 120) the whole of the foothills surrounding and forming part of King's Park on the West North-east side, and also the hills immediately adjoining such foothills, which adjoining area is situated between King's Park and the Railway on the East and between King's Park and Nathan Road on the West. Mr. Bailey and the Chairman have carefully gone over this land, and have come to the emphatic conclusion that this is an absolutely ideal site for the purpose suggested, and they have no hesitation whatever in recommending to the Government that it be used for building residences for those of British Race, that the land be sold without auction at a cheap price to applicants approved of by the Governor in Council, and that the conditions of sale require that the buildings to be erected shall only be occupied by and sold to such persons of British race as are approved of by the Governor in Council. It is difficult, without a survey, to estimate exactly how many houses could be built, with garden space around them, on the hills and foothills referred to, but it is believed that fully 100 houses could be erected.

The suggestion which is being made as to a portion of the foothills of King's Park being used for residential purposes is not a new one, and has even in the past been advocated by the Government, as appears from the following extracts from the Report of Proceedings of the Public Works Committee, consisting of the Director of Public Works (Mr. W. Chatham), the Colonial Treasurer (Mr. R. O. Hutchison), Mr. Pollock, Mr. Lau Chiu-pak, Mr. Ho Fook, Mr. E. Y. D. Parr, and Mr. S. H. Dedwell, held in the Council Chamber on the 3th February, 1920:

"As regards European houses, provision had been made in the current year's Estimates for the erection of a number of such houses on that portion of King's Park which lies to the eastward of the Rifle Range. The area in question was at present waste land, being covered with trees and undergrowth. The houses were intended, primarily, for the accommodation of members of the Civil Service or of the Naval and Military Establishments. After discussing various suggestions, the Committee unanimously agreed to recommend that, in order to provide additional sites for European houses, the Rifle Range should be removed and the slopes of the hills bounding King's Park and also any portions of the Park itself, in addition to that already referred to, which are not utilized in connection with the Golf Course, should be rendered accessible by roads and disposed of as building sites."

"We have recently received information that there is some likelihood that the eastern side of this range of hills encircling King's Park, i.e. the side next to the Railway, may be required for quarters for the Officers of the Regiment, to be stationed at Gun Club Hill and their wives. Whilst fully recognizing that the Military have first claim we would most strongly recommend the Government to now reserve the Western and Northern part of such part of hills for British civilian residents in the manner suggested above."

RESERVATION OF KOWLOON FOOTHILLS AND HILLS.

Moreover, in order to secure the future housing of persons of British race we recommend that the Government, in addition to the measures suggested in paragraphs 118 and 120 of this Report, do mark out as an European Reservation and develop to the fullest possible extent for occupation by British Residents, the Kowloon foothills, together with the hills behind, which are marked green on the plan of the Colony (Enclosure No. 7). We recommend that the section within the red dotted lines be developed first by the Government, seeing that this section contains a tract of land, at a height of 50 to 450 feet above sea level, the eastern portion of which is capable of easy development and laying out for building purposes. In fact a part of such eastern portion was formerly suggested by the Government as a suitable site for the Kowloon Hospital. Any such Reservations, of course, be subject to any rights of any present owners of land.

In order, however, that building may be encouraged to the full, in the section within the red dotted lines, and that a successful British settlement may grow up, we recommend that the Government take all the following essential steps, as promptly as is practicable:—

- (1) Adopt the advice contained in paragraph 51 as to the development by the Government of new areas, namely:—
"To give greater encouragement to promoters by constructing roads, sewers, mains, training of nullahs, etc., at Government expense in new areas, even when the number of houses to be built is small in the first instance."
Amongst the *et cetera* required are electric light and water.
Adequate Police Protection is another obvious need.
- (2) Mark out promptly, and publish particulars of, the dimensions of lots which are available for building.
- (3) Sell such lots at a cheap rate, without auction, for occupation by persons of British race.
- (4) Encourage private persons approved of by the Governor in Council to build for their own occupation upon the terms set out in paragraph 46 of this Report.
- (5) Encourage by easy terms firms and companies located in Kowloon to build houses for their British employees upon the higher levels, on the principle of the Tai Kok buildings in the gap above Quarry Bay.
- (6) If houses are in future required for Government Servants stationed at Kowloon, build such houses within the area in question.
- (7) Encourage cheap and efficient transport by motor bus and ferry to Kowloon City.
- (8) Construct a through train from the Star Ferry to 450 feet above sea level, with its terminus at some convenient spot in the black lines section shown in Enclosure 7, with an adequate service of trains, including some non-stop trains, at certain hours of the day.

(Continued at foot of next column.)

THE COLONIAL BUDGET.

REVIEW OF THE ESTIMATES BY H.E. THE GOVERNOR.

THE BIG WATERWORKS UNDERTAKING: AN ESTIMATE OF \$17,000,000.

REMARKS ON THE LAND BOOM AND HOUSING.

A meeting of the Hongkong Legislative Council was held in the Council Chamber yesterday afternoon. There were present:—

HIS EXCELLENCY THE GOVERNOR (Sir R. E. STUBBS, K.C.M.G.),
HIS EXCELLENCY THE OFFICER IN COMMAND OF THE TROOPS (Major-General Sir JOHN FOWLER, K.C.M.G., C.B., D.S.O.),
Hon. Mr. A. G. M. FLETCHER, C.M.G., C.B.E. (Colonial Secretary),
Hon. Mr. J. H. KEMP, K.C., C.B.E. (Attorney-General),
Hon. Mr. McI. Messer, O.B.E. (Colonial Treasurer),
Hon. Mr. E. R. HALLIFAX, C.B.E. (Secretary for Chinese Affairs),
Hon. Mr. E. A. IRVING (Director of Education),
Hon. Mr. H. T. CREASY (Director of Public Works),
Hon. Mr. H. E. POLLOCK, K.C.,
Hon. Mr. P. H. HOLYOAK,
Hon. Mr. CHOW SHOO-SUN,
Hon. Mr. A. O. LANG,
Hon. Mr. A. R. LOWE,
Hon. Mr. R. H. KOTEVAL,
Mr. S. B. B. McFLEDERY (Clerk of Councils).

The Colonial Secretary moved the first reading of a Bill intituled an Ordinance to apply a sum not exceeding \$19,897,302 to the Public Service of the year.

H.E. THE GOVERNOR: Honourable Members of Legislative Council—I have the honour to submit for your consideration the Estimates of Revenue and Expenditure for the year 1924, and I feel sure you will agree with me that they disclose a most satisfactory condition in the finances of the Colony.

When the estimates of revenue and expenditure for the year 1922 were revised on the basis of the actual revenue and expenditure during the first half of the year 1922 it was anticipated that we should open the year 1923 with a credit balance of \$7,631,083, whereas the actual figure is now shown as \$12,638,442. This increase is partly accounted for by the fact that expenditure was less by some one million dollars than was anticipated, while the revenue from opium, stamp duties, and land sales was underestimated to the extent of rather more than one million dollars. The balance of the excess is due to a change in the method of account-keeping in connection with the Colony's sterling assets. The accepted rule has hitherto been that the original amount of dollars invested continues to be shown, while the amount of sterling stock held, its actual cost, and its market value on the last day of the financial year, are given in separate statements. There has been introduced (Continued on next column.)

COMMISSIONERS FAVOUR RESERVATIONS ALL ROUND.

We desire to add that we are in favour of reservations of rural lands by Chinese, Portuguese, Indians and others desiring such reservations, and preferring to live amongst their own people; and the above conditions 1, 2, 3, and 4 in paragraph 122 should apply, *mutatis mutandis*, to such Reservations also.

We accordingly recommend that the Government should, in rural districts, grant land, as reservations, at a cheap rate without auction to permanent residents of all races who desire to live among their own kind with a clause to restrain resale or alienation to persons not of the same race.

In this connection we would point out that the Chinese have already shown an inclination to live by themselves in the rural districts of the Colony, as may be instanced the projected settlement for Chinese initiated by the Honourable Mr. Chow Shoo-sun, and others near Deep Water Bay; the large settlement of Chinese gentlemen that is being carried out on the lower part of Stubbs Road; and many other Chinese settlements in rural districts, both present and projected.

The Portuguese also are to be congratulated upon the success of their settlement at Ho Mun Tin, and we hope that the Government will encourage similar schemes of co-operative building on their part and on the part of others.

THE DUTY OF THE GOVERNMENT.

Having now dealt with all the points that seemed to us to have important bearings on this grave housing problem, it only remains for us to say that whilst it is conceivable that the transfer of the military to less centrally situated land and, the completion of the Pany East Reclamation may bring a measure of relief after an interval of some years, we regard it as the duty of the Government to deal *immediately and at once* with the present housing shortage, more especially as we find ourselves unable to take the optimistic view that, after so many years of unrest, the neighbouring provinces of China are likely with a short period of time to settle down to such an extent as to relieve this Colony of the stupendous task of housing tens of thousands of Chinese refugees who periodically flock into the Colony from the mainland of China. Furthermore, even if that great desideratum for the trade of this Colony as well as of Kwantung—a strong and viable Government at Canton—could be established in the near future, we consider it highly questionable whether, in view of the many past years of unrest in Kiangtung and Kwangsi, rich men from those provinces would abandon the havens of rest which they have made for themselves and their families in Hongkong.

in the Financial Statements now in Honourable Members' hand a heading "Exchange Fluctuation Account," showing a credit balance of \$2,431,833 at the end of 1922. This sum represents the sterling amounts, originally invested or placed on deposit, reconverted into dollars at the average rate of exchange obtaining between the 15th November and the 15th December, 1922, and it is included in the Statements of Assets under the heading "Crown Agents' Deposit Account" and "Investment Account." Appreciation or depreciation of sterling investments is not taken into account until an investment is realised and an actual profit or loss results. While on this subject of the form of our accounts I may mention that at last year's budget meeting the Honourable Mr. Lowe criticised the form in which the Railway accounts are kept. The Government has accepted the position that for statistical purposes and because we run in conjunction with a Chinese railway we should keep certain accounts in the same form as that used on the Chinese Railways. The Manager, Railway, has been in communication with Mr. Lowe, who has not yet been able to assist with the advice which he has kindly promised, and therefore, although the matter is in hand, it has not been possible to introduce any change in the present estimates.

EXPENDING REVENUE.

Revenue for this year is now expected to exceed our original estimate by over \$4,000,000, the revised estimate being \$22,092,474. The difference is mainly due to the continued high return from the Opium Monopoly which, as I mentioned last year, was not taken into account in framing our Estimates, and to largely increased land sales, *pro rata* from which are now expected to total \$2,500,000. I will refer to these two matters later.

The original estimate of this year's expenditure was \$22,533,835; the revised estimate is \$21,570,536, the decrease being due to the inability of the Public Works Department to spend all the money allotted to it for public works extraordinary. Recurrent expenditure in the Public Works Department shows an increase of over 3 lacs, partly on account of heavy repairs necessitated by typhoon weather. Increased revenue had caused an increase of \$200,000 in Military Contribution, while under Miscellaneous Services an increase of a million is expected. To this heading has been added \$800,000, being the payment of the balance of the Endowment Fund promised to the University; a sum of 2 lacs for redemption of subsidiary coin; also the sum of \$250,000 voted for relief in Japan and \$250,000 towards the Colony's expenses in connection with the British Empire Exhibition.

NEXT YEAR'S ESTIMATES.

For 1924 the revenue is estimated to amount to \$21,569,034, the principal increases over the original estimate of revenue for this year being under the heads of Assessed Taxes, Stamp Duties, Interest, and Land Sales.

The expenditure for next year is estimated to amount to \$24,924,667, being an increase of over two million dollars over the original estimate for this year and three million dollars over the revised estimate.

The various increases and decreases in each department and the reasons therefore are set out in the Sessional Paper which has been laid on the table, and I will refer only to the more important items.

The rate of exchange adopted for these estimates is 2/2 as against 2/4 in respect of this year. Salaries continue to be paid at a fixed exchange.

Under the heading "Governor," two telephone clerks have been added to the establishment for Government House to replace two Chinese Constables who formerly performed these duties.

The addition of two new Unpaid Cadets and the ordinary annual increments of officers account for the increase under the Cadet Service.

CHILD LABOUR.

An Industrial Sub-Department has been formed in the Secretariat for Chinese Affairs for the regulation of the employment of children under Ordinance No. 22 of 1922. Excellent progress has been made, due largely to the willing co-operation of the Chinese employers, and abuses in connection with the conditions under which children work are rapidly disappearing.

In the Harbour Department a branch Office for the better control of junks and similar boats, recently opened at Shaikwan, has necessitated the appointment of an assistant inspector. This work at outstations was formerly done by the Police, who were unable to devote the necessary time to it. The increase in fees resulting from direct Harbour Office supervision more than covers the cost of the additional staff.

In the Imports and Exports Department three additional European Revenue Officers have been appointed. The Chinese Revenue Officer has been included in the better supervision of the staff generally, and on account of the increased attention now paid to the importation of Chinese liquors. The increased price of charcoal used for boiling opium and of the opium pots has necessitated increases of \$7,000 and \$9,000 in fuel and packing expenses. It is proposed to purchase a new Motor truck to replace the one at present in use for the conveyance of the opium to and from the factory.

In the Royal Observatory the salaries of the European staff have been somewhat increased, and two new north of a lithographer and a printer added in connection with the publication of the various reports. In accordance with the suggestions made by the Chamber of Commerce an evening weather report is now issued.

(Continued on page 7.)

REQUISITES OF THE MODE

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NOTICE
IT IS HEREBY NOTIFIED that on and after SATURDAY, the 6th INSTANT, A CONSTANT SUPPLY OF WATER will be Tapped on in all Riser Main Districts.
HAROLD T. CREASY,
Water Authority,
Public Works Department,
Hongkong, 4th October 1923. [1393]



NOTICE
THE Public are hereby informed that the Entrance to WING KAT STREET from DES VOUEX ROAD CENTRAL will be Entirely CLOSED to Traffic from MONDAY, 5th INST. to 27th INST. (both days inclusive).
E. D. C. WOLFE,
Captain Superintendent of Police,
Hongkong, 4th October, 1923. [1392]

HONGKONG CRICKET CLUB

THE ANNUAL GENERAL MEETING
will be held in the Pavilion at 6.30 P.M. TO-DAY, FRIDAY, 5th OCTOBER, 1923. By Order of the Committee.
L. S. GREENHILL,
(Hon. Secretary.) [1387]

KOWLOON CRICKET CLUB

AN INTER CLUB MATCH will take place on SATURDAY, 6th OCTOBER, at 2.15 P.M. Members desirous of participating are requested to be on the Ground at that time. [1390]

PEAK CLUB

NOTICE

MEMBERS and Subscribers are requested to note that a SUBSCRIPTION DANCE will be held on SATURDAY, 13th OCTOBER, 1923, at 9.15 P.M. The Brunswick Studio Dance Orchestra will be in attendance.
E. R. C. HORNELL,
(Hon. Secretary.) [1386]

CONSULADO DE PORTUGAL

COMEMORANDO o decimo terceiro aniversario da Implantação da Republica Portuguesa, o Consul Geral de Portugal residente em 5 de Outubro, das 11 horas no meio dia, no Club Lusitano, todos os Portugueses que o queiram honrar com a sua visita.
Consulado de Portugal em Hongkong, 4 de Outubro de 1923.
GERVEIRA DE ALBUQUERQUE,
Consul Geral. [1389]

IN THE SUPREME COURT OF HONGKONG.

IN BANKRUPTCY No. 12 of 1923.

Re P. A. LAPICQUE AND COMPANY.

TENDERS are invited up to and including the 15th DAY OF OCTOBER, 1923, for the purchase of the HOUSE and FURNITURE known as "THE BLANCY STORE" being Rural Building Lot No. 135, situated on VICTORIA ROAD about One and a Half Miles from WEST POINT, also of an adjoining piece of Ground being Rural Building Lot No. 215. The area of both pieces of Ground is 23,937 square feet or thereabouts.
The whole of the above Property will be Sold as One Lot.
Rural Building Lot No. 215 is subject to a Building Covenant, particulars whereof can be obtained from the Underigned.
Tenders must be accompanied by a deposit of 10% of the amount of the Tender returnable after decision on the Tenders has been made.
Permits to view may be obtained on application to the Underigned.
The right to accept the highest or any Tender is reserved.
Tenders will be received at the office of the Underigned, 9, QUEEN'S ROAD CENTRAL, Hongkong, up to the 15th DAY OF OCTOBER, 1923.
WILKINSON & GRIST. [1394]

STRAUTHERS & BARRY.

NOTICE TO CONSIGNEES.

From SAN FRANCISCO & LOS ANGELES via PORTS.

THE Steamship "WEST CACTUS"
having arrived from the above mentioned ports, Friday, 5th October, 1923, Consignees are hereby notified that their cargo is being landed at their risk into the hazardous and/or extra-hazardous Godowns of the Hongkong and Kowloon Wharf and Godown Co., Ltd., Kowloon, and stored at Consignees' risk.
Consignees of Cargo must produce an Import Permit signed by the Superintendent of Imports & Exports, Hongkong, before Bills of Lading will be countersigned or Delivery Orders issued.
All broken, chafed and damaged cargo is to be left in the Godowns where it will be examined at 10 A.M. Wednesday, 10th October, 1923, by Messrs. ANDERSON & ABLE, Marine Surveyors.
All Claims must be presented within 10 days of the steamer's arrival here, after which they cannot be recognised.
No Claims will be recognised after the goods have left the godowns and cargo undelivered after 11th October, 1923, will be subject to rent.
No Fire Insurance whatever will be accepted.
Consignees are requested to send in their Bills of Lading in exchange for Delivery Orders immediately.
STRAUTHERS & BARRY,
Agents,
C. S. B. Emergency Fleet Corp.
Hongkong, October, 1923. [1395]

INTIMATIONS

THE HONGKONG HOTEL CO., LTD.

NOTICE IS HEREBY GIVEN that an EXTRAORDINARY GENERAL MEETING of the above Company will be held at the HONGKONG HOTEL, Pedder Street, Victoria, in the Colony of Hongkong, on MONDAY, the 15th DAY OF OCTOBER, 1923, at ELEVEN O'CLOCK in the FORENOON, for the purpose of considering and, if thought fit, passing the following Resolution as an Extraordinary Resolution, namely:—
"That the Conditional Agreement submitted to the Meeting for the Amalgamation with this Company of THE SHANGHAI HOTELS, Ltd. upon the terms (inter alia) of the acquisition by this Company of the complete undertaking, business, good will and property of THE SHANGHAI HOTELS, Limited in return for the issue to members of that Company (other than this Company) of Two shares of this Company of the nominal value of Ten Dollars (\$10.00) each, credited as fully paid up for each and every complete share held by such members respectively in that Company be and the same is hereby approved and the Directors be and they are hereby authorised to carry the said Agreement into effect with such (if any) modifications either before or after the execution thereof as they may think fit."

A copy of the said Conditional Agreement may be inspected at any time during business hours at the Registered Office of the Company, Powell's Building, Des Voeux Road Central, Victoria, Hongkong, and also at the office of Messrs. DEACON, HARSTON & SHENTON, No. 1, Des Voeux Road Central aforesaid, the Solicitors to the Company.
Dated this 24th day of September, 1923.
By Order of the Board,
WALTER J. HAWKER,
Secretary. [1358]

THE SHANGHAI HOTELS LIMITED.

NOTICE IS HEREBY GIVEN that an EXTRAORDINARY GENERAL MEETING of the above Company will be held at the HONGKONG HOTEL, Pedder Street, Victoria, in the Colony of Hongkong, on MONDAY, the 15th DAY OF OCTOBER, 1923, at 11.30 O'CLOCK in the FORENOON for the purpose of considering and, if thought fit, passing the following Resolutions as Extraordinary Resolutions, namely:—
1. That it is expedient to effect an amalgamation of this Company with THE HONGKONG HOTEL COMPANY LIMITED whose Registered Office is situated at Victoria in the Colony of Hongkong and with a view thereto that this Company be wound up voluntarily and that WALTER JOHN HAWKER, of Victoria, in the Colony of Hongkong, be and he is hereby appointed Liquidator for the purpose of such winding up with full power to delegate all or any of his duties as he in his absolute discretion may think fit for the purpose of appointing a person or Corporation in Shanghai in the Republic of China to act in conjunction with him and under his control and as his Agent for the purpose of carrying out such liquidation.
2. That the Conditional Agreement submitted to the Meeting for the Amalgamation of this Company with THE HONGKONG HOTEL COMPANY LIMITED upon the terms (inter alia) of the acquisition by THE HONGKONG HOTEL COMPANY LIMITED of the complete undertaking, business good will and property of this Company in return for the issue to members of this Company (other than THE HONGKONG HOTEL COMPANY LIMITED) of Two shares of THE HONGKONG HOTEL COMPANY LIMITED of the nominal value of Ten Dollars (\$10.00) each credited as fully paid up in respect of each and every complete share held by such members of this Company respectively be and the same is hereby approved and that the Liquidator be and he is hereby authorised pursuant to Section One hundred and eighty five of the Companies Ordinance One thousand nine hundred and eleven to adopt the said Agreement and carry the same into effect with such (if any) modifications either before or after the execution thereof as the said Liquidator may think expedient.
N.B.—A copy of the said Conditional Agreement may be inspected at any time during business hours at the Registered Office of the Company, Powell's Building, Des Voeux Road Central, Victoria, Hongkong, and at the office of Messrs. DEACON, HARSTON & SHENTON, No. 1, Des Voeux Road Central aforesaid, the Solicitors to this Company and also at the Shanghai Office of the Company, No. 14, Kiang Road, Shanghai.

3. That the aforesaid shares of THE HONGKONG HOTEL COMPANY LIMITED shall be allotted to such aforesaid members who are on the Register of Shareholders of this Company on the date of the confirmation by this Company of the said Special Resolution confirming the said Conditional Agreement.
4. That the shares of THE HONGKONG HOTEL COMPANY LIMITED to be allotted under the said Conditional Agreement to such aforesaid members of this Company will participate in all dividends declared by THE HONGKONG HOTEL COMPANY LIMITED in respect of the financial year ending 31st December, 1923, pari passu with the existing issued shares (OLD) of THE HONGKONG HOTEL COMPANY LIMITED.
5. That the Liquidator be and he is hereby authorised to give such consent as may be necessary to the name of THE HONGKONG HOTEL COMPANY LIMITED being changed to "THE HONGKONG AND SHANGHAI HOTELS LIMITED."

SHOULD THE ABOVE RESOLUTIONS be passed by the requisite majority they will be submitted for confirmation as Special Resolutions to a Second Extraordinary General Meeting to be held at the HONGKONG HOTEL, Pedder Street aforesaid, on WEDNESDAY, the 17th DAY OF OCTOBER, 1923, at 11 O'CLOCK in the FORENOON for the purpose of considering and, if thought fit, confirming such Resolutions as Special Resolutions accordingly.
NOTICE IS HEREBY ALSO GIVEN that Registered Shareholders of this Company may attend the above mentioned Meetings and vote thereat in person or by Proxy provided that all Proxies and the Powers of Attorney (if any) under which the

INTIMATIONS

same are signed are deposited duly stamped at the Head Office of the Company (namely the Registered Office of the Company at Powell's Building, Des Voeux Road Central, Hongkong aforesaid) not less than Twenty-four hours before the time fixed for holding the said Meetings.
Any Proxies or Powers of Attorney not deposited in accordance with the above provisions will not be available for use at the said Meetings.
Dated this 24th day of September, 1923.
By Order of the Board,
WALTER J. HAWKER,
Secretary. [1359]

BANK HOLIDAY.

IN accordance with Ordinance No. 5 of 1912, the EXCHANGE BANKS will be CLOSED for the Transaction of PUBLIC BUSINESS on MONDAY, the 8th OCTOBER, 1923.
Hongkong, 3rd October, 1923. [1382]

NOTICE.

MR. H. SCHMIDT has been Authorized to Sign our Firm Per Procurator.
[1370] SIEMSEN & CO.

THE HONGKONG JOCKEY CLUB.

THE FOURTH GYMKHANA MEETING will be held (weather permitting) at HAPPY VALLEY on SATURDAY, 6th, and MONDAY, 5th OCTOBER, 1923, commencing 3.15 P.M. each day.
The Charge for Admission to the Public Enclosure will be \$1. Soldiers and Sailors in uniform Half Price.
Members are advised that they must show their Badges to obtain Admission to the Members' Enclosure.
Each Member has the right of introducing 2 Non-members to the Members' Enclosure. Tickets for whom can be obtained from Messrs. LYNSTRAD & DAVIS at \$2 each up to FRIDAY, OCTOBER 5th.
The Stewards invite the Ladies of Hongkong to the event. [1340]

THE HONGKONG SOCIETY FOR THE PREVENTION OF CRUELTY TO ANIMALS.

IT IS HEREBY NOTIFIED that Inspector S. BOYS is no longer in the Service of the above Society.
H. L. PROST,
Hon. Secretary.
Hongkong, 1st October, 1923. [1378]

NOTICE.

THE DAIRY FARM, ICE & COLD STORAGE CO., LTD.

NOTICE TO SHAREHOLDERS.

THE TWENTY-SEVENTH ORDINARY ANNUAL MEETING OF SHAREHOLDERS in the above Company will be held at the Company's Town Office, 5, LOWER ALBERT ROAD, Hongkong, on FRIDAY, 5th DAY OF OCTOBER, 1923, at NOON, for the purpose of presenting the Report of the Directors and Statement of Accounts to 31st July, 1923.

THE TRANSFER BOOKS of the Company will be CLOSED from 27th September to 5th October, 1923, both days inclusive.
By Order,
M. MANUK,
Secretary.
Hongkong, 19th September, 1923. [1327]

HONGKONG ENGINEERING AND CONSTRUCTION CO., LTD.

NOTICE OF CALL.

ISSUE OF 25,000 SHARES OF THE NOMINAL VALUE OF \$10 EACH (\$5.00 PAID-UP).

NOTICE IS HEREBY GIVEN that the THIRD CALL of \$2.50 per Share on each of the 25,000 Shares allotted on the 5th DAY OF NOVEMBER, 1922, has been made by the Company, and that such Call will be payable to the Company's Bankers, THE HONGKONG AND SHANGHAI BANKING CORPORATION, in Hongkong, on the 15th DAY OF OCTOBER, 1923.

THE TRANSFER BOOKS of the Company will be CLOSED from the 8th to 15th October, both days inclusive.
For and on behalf of the
HONGKONG ENGINEERING AND CONSTRUCTION CO., LTD.,
S. COURTNEY COOK,
Secretary.
Dated the 21st day of September, 1923. [1335]

JAPANESE EARTHQUAKE DISASTER.

HONGKONG RELIEF FUND.

NOTICE.

SUBSCRIPTIONS LISTS for the above Fund are open at the following places:—
HONGKONG GENERAL CHAMBER OF COMMERCE.
HONGKONG & SHANGHAI BANKING CORPORATION.
CHARTERED BANK OF INDIA, AUSTRALIA & CHINA.
MERCANTILE BANK OF INDIA.
INTERNATIONAL BANKING CORPORATION.
NETHRELANDS TRADING SOCIETY.
YOKOHAMA SPECIE BANK.
HONGKONG CLUB.
Cheques should be made out to the Order of the Japanese Earthquake Disaster Hongkong Relief Fund.

By Order,
D. K. BLAIR,
Secretary.
HONGKONG RELIEF COMMITTEE.
Hongkong, 10th September, 1923. [1297]

HONGKONG TECHNICAL INSTITUTE.

THE Institute will RE-OPEN on TUESDAY, 10th OCTOBER 1923.
Students will be enrolled at the EDUCATION DEPARTMENT only, and should apply at once or Entry Forms. [1381]

INTIMATION

E WHISKY

The Old Favourite.

A Fine Blend

Old Scotch Whiskies

is now being bottled

at Leith Scotland

By

Messrs. Macdonald & Muir

and a Label to that effect is affixed to the back of each bottle.

A. S. WATSON & CO., LTD.

Wine & Spirit Merchants.

ESTABLISHED 1841.

MARRIAGE

COLLISON—MCNEILL.—On October 3rd, at the Union Church, Hongkong, by the Rev. J. Kirk Macdonald, BENJAMIN NOEL COLLISON, of the Hongkong and China Gas Co., to JESSIE MCNEILL.

Hongkong Office: 14, Charter Road.
London Office: 131, Fleet Street, E.C.

The Daily Press.

HONGKONG, OCTOBER 5th, 1923.

THE BOOM: WHAT OF THE COMING SLUMP?

The Budget Statement presented to the Legislative Council yesterday by H.E. THE GOVERNOR shows the following very striking facts: the actual credit balance on January 1st, 1923, was \$12,658,042; the revised estimate of revenue, for the year is \$22,583,835 and the revised expenditure estimate is \$21,579,530, representing a reduction of about a million and a quarter on the original estimate, owing to the inability of the Public Works Department to spend all the money allotted to it for public works extraordinary. The Government, considering the limit of the land boom to have been reached, is looking for a reduction of about a million and a half in the revenue next year. Five years ago the revenue of the Colony was in the neighbourhood of \$15,000,000. In the year 1914 it was just over \$11,000,000. This rapid advance suggests abounding prosperity, but, as every resident is aware, it is not the kind of prosperity that we can regard as healthy or consider to be permanent. It is not represented by growth of the solid business interests of the Colony, but is due entirely to the civil strife in the neighbouring provinces of China, which has caused a great migration of the population to Hongkong, leading to very abnormal demands for housing accommodation and consequently creating a remarkable boom in land and other property. A considerable percentage of these refugees are wealthy and they seek here safety and security for their wealth, putting it into land and houses, or into the shares of local joint stock companies, regardless in very many cases of the return it brings; so that an abnormally high standard of values has been brought about in the Colony during the past few years, and the resident whose income

is represented only by the salary he earns is constantly bawling the very high cost of living. How long these conditions are likely to endure it is impossible to say. It was reported a little while ago that the slump in the property market had already set in. We are unable to see any substantial evidence of it. The limit of the boom may have been reached, but so long as the present political conditions in the neighbouring provinces continue unimproved, we are not likely to see any considerable number of Chinese withdrawing themselves or their capital from the Colony. It is of interest to note that the Commission which has been sitting on the Housing Question in the Colony urge the Government to deal "vigorously and at once" with the present housing shortage, "more especially," they say, "as we find ourselves unable to take the optimistic view that, after so many years of unrest, the neighbouring provinces of China are likely within a short period of time to settle down to such an extent as to relieve this Colony of the stupendous task of housing tens of thousands of Chinese refugees who periodically flock into the Colony from the mainland of China." The Commissioners, furthermore, consider that even if that great desideratum for the trade of this Colony, as well as Kwangtung—a strong and stable Government at Canton—could be established in the near future, it is highly questionable whether, in view of the many past years of unrest in Kwangtung and Kwangsi, rich men from these provinces will abandon the havens of rest which they have made for themselves and their families in Hongkong. But even if the wealthy Chinese do not abandon their residences here, when—or should we say if—political conditions improve in Canton, there would undoubtedly be a temptation to withdraw capital. That, at all events, was the nature of the evidence taken by the Economic Resources Committee, and they adopted that view. "We believe," the Committee reported, "when settled conditions exist in Kwangtung advantages for conducting factories will be superior (considering the circumstances), to Hongkong; labour, land rentals and building conditions all being on a much lower basis." It is, we assume, because of those important facts that throughout the present land boom we have seen no appreciable development of the Colony's industries or increase in their number. It is of vital importance to the future prosperity of this Colony that there should be a slump in prices, and we think there will be general agreement among what we may call the permanent residents of the Colony in the view expressed yesterday by H.E. THE GOVERNOR when he said we should be glad to see a falling off in the demand for land in the Colony if it meant that money were flowing back into the channels of legitimate trade. "There can be no doubt that this boom in land cannot last indefinitely," said His EXCELLENCY. "The question is whether it will end during the coming year. The end may come for two reasons. Order may be restored in the neighbouring provinces of China and trade may resume its normal course. This is what we all hope may happen but, if, on the other hand, the present deplorable state of disorder continues it cannot be long before Southern China reaches a stage of complete exhaustion, with the result not only that no more Chinese money will seek investment in Hongkong, but that the prosperity of this Colony, whose interests are indissolubly bound up with those of its neighbour, will suffer a severe check. Optimistic and pessimistic views alike therefore lead us to place the revenue from land sales in 1924 at a considerably lower figure than will be realised in 1923." The conclusion we believe to be sound, and we regret that our views incline us to think that if the end of the boom is reached in the coming year it will come from complete exhaustion in Southern China rather than from the establishment of stable government.

A Subscription dance at the Peak Club is announced for Saturday, the 13th inst.

To-day is the 13th anniversary of the establishment of the Portuguese Republic.

Tenders are invited for the house and premises known as "The Blarney Stone," situated on Victoria Road.

Mr. Quo Tai-chi on Wednesday took the oath of office at Canton as Assistant Secretary of Foreign Affairs.

It is announced that a constant supply of water will be turned on in all riser main districts from to-morrow.

"In view of the recent train robberies on the Canton-Hankow line" the Governor has advised that an adequate force of armed guards should travel on the trains.

Owing to pressure on our space we are obliged to hold over a lengthy report of an interesting shipping case in the Summary Court yesterday, in which judgment was reserved.

Among the passengers who left by the *Empress of Russia* yesterday were Mr. W. Adamson, Mr. and Mrs. Collison, Mr. and Mrs. Costello, Mr. and Mrs. Ferguson, Mr. and Mrs. Hannibal and Mrs. T. Noye.

To-day being the 13th anniversary of the establishment of the Portuguese Republic, the Consul-General for Portugal will be "At Home" to Government Officials, members of the Consular Corps, and the Portuguese Community and friends between 11 a.m. and noon at the Club Lusitano. Advr.

FAR EASTERN CABLE NEWS.

[THROUGH REUTER'S AGENCY.]

CHINESE GOVERNMENT'S FINANCIAL COMMISSION.

FOREIGN CAPITALISTS ANXIOUS TO INVEST IN DEVELOPMENT SCHEMES.

LONDON, October 3rd.
Commenting on the Chinese Government's appointment of a Financial Commission, the *Times* remarks that the value of the inquiry depends on the capacity of the investigators; fortunately, the personnel of the commission is strong. News of the appointment had a good sentimental effect on the market for Chinese Securities yesterday, but the crucial test of the Government's action will come when they are faced with the task of carrying on the Commission's recommendations. Foreign capitalists are only too anxious to invest funds in the development of China, but will hesitate to do so as long as Chinese finance remains in its present chaotic state.

CHINA'S DESIRE FOR "SETTLED ADMINISTRATION."

LONDON, October 3rd.
The directors of the British-Chinese Corporation entertained to dinner Mr. Booth, engineer-in-chief of the Canton-Kowloon railway, who is returning to China. Sir Charles Addis, presiding, cited as an indication of the growing desire of China for a settled administration the Chinese Government's appointment of an influential commission to make proposals regarding the financial situation.

JAPAN'S NEW VICE-MINISTER FOR FOREIGN AFFAIRS.

APPOINTMENT RECEIVED WITH SATISFACTION IN LONDON.

The *Daily Telegraph's* diplomatic correspondent says that Mr. Ma's appointment as Vice Minister for Foreign Affairs has been received with particular satisfaction in British circles on account of his never failing friendship towards Great Britain.

ANOTHER SEVERE EARTHQUAKE SHOCK IN TOKYO.

TOKYO, October 4th.
There was a very severe earthquake here this morning at 12.54, driving residents from their houses and cutting off the electric light.

STRONG APPEAL FOR LORD MAYOR'S RELIEF FUND.

LONDON, October 3rd.
Major H. G. Brackley, in a letter to the *Times*, appeals for aid for the Lord Mayor's Japanese Relief Fund and declares that hundreds of thousands of Japanese are in a position of real despair. The Japanese are proud, and seek to conceal their sufferings. They are reluctant to ask aid, but nobody who seeks to appreciate the true situation can fail to realise the immense need in which they stand, especially with the winter approaching. Anyone in England who is able to aid the Lord Mayor's Fund may be assured that he is contributing to make life on these barren rocks just possible for our brave people. The Japanese, besides being thrifty, are hardworking and are a grateful people with long memories.

BANDIT OUTRAGES IN CHINA.

DIPLOMAT! BODY'S REPLY TO CHINA'S NOTE.

PEKING, October 4th.
The Diplomatic Corps to-day in answering China's Note of September 24th, said it was glad to note that the Government and people were not actuated by anti-foreign feeling, but the facts irrefutably establish that the Tsinchong outrage was directed against foreigners in order to bring pressure to bear on the Chinese Government through the Legations. The bandits accomplished their method was copied from the Hunan bandits of 1922 and imitated since by the brigands who murdered Father Malotto and more recently by the bandits who carried off two foreign women whose fate is unknown. Every foreigner, and does fear the same fate. The authorities do not manifest any zeal in the repression of brigandage, which is still rife in most provinces, while the troops are employed in civil wars. Therefore, the Diplomatic Body is mindful of the necessity for assuring respect for the foreigners' life, liberty and property, and restoration of order in China. The Diplomatic Body maintains in reply to the Note of August 10th, and calls on China to execute the measures indicated therein.

INTERPORT TENNIS.

HAD LIGHT INTERFERENCES WITH PLAY.

SHANGHAI, October 3rd.
In the interport tennis singles, Omar, Ramjahn and Okada did not finish their match owing to falling light. The match takes place tomorrow.
In an unofficial doubles match between S. A. and H. Ramjahn and Elmore and Lo Kwei, the former pair won 6/4, 7/5, 2/6 and 6/1.

CABLES.

EARLIER CABLES.

(THROUGH BRITISH AGENCY.)

THE IMPERIAL CONFERENCE.

DUKE OF DEVONSHIRE ON THE NEED FOR CO-OPERATION.

HONGKONG'S FAVOURABLE POSITION.

LONDON, October 3rd.

The Imperial Conference met for two and a half hours to-day, being chiefly occupied with the statement by the Duke of Devonshire on the progress and development of the Crown Colonies and mandated territories. Speeches were made by the Dominion delegates on the subject. The Conference agreed to a system of publicity, but it is understood that Marjorie Curzon's statement on foreign policy on Friday will not be published.

The Duke of Devonshire emphasised that the moral and material progress and development of the Colonies, Protectorates, and mandated territories was increasingly important to all the partners in the British Empire. The Colonial Office constantly endeavoured to foster the interest of the Dominions in this matter, and to stimulate inter-empire trade. The Colonies and Protectorates were still suffering from trade depression, but were generally pulling through the financial position. Some of the smaller Colonies were a constant source of anxiety, but there were indications that the larger tropical areas for which the Colonial Office was responsible were prospering; but much remained to be done before the trade of the Colonies became satisfactory, and we must look to inter-empire trade to regain at least part of the ground lost during recent years.

Proposals would be submitted to the economic conference with the object of increasing inter-empire trade, with the tropical possessions, and fostering their development, but the action of the different Government must be enforced by private capital and enterprise. The Hon. Mr. Curzon was exploring this all-important aspect of the question.

He anticipated that the British Empire Exhibition would open the eyes of the world to the tremendous material resources of the British Empire.

After reviewing the progress of the Colonies, the Protectorates and mandated territories, since the last Imperial Conference, the Duke of Devonshire concluded by saying he would welcome any advice or counsel from any delegate in handling the large, complex responsibilities of the Colonial Office.

Continuing, the Duke of Devonshire said he was glad to be able to report that the economic depression in Malay, especially in tin and rubber, seemed to be passing. The revenue had improved, and the financial stringency had to some extent been relieved. He pointed out that the ten million loan had entirely been applied to Malay States purposes. The Straits Settlements itself had emerged from a severe period of adversity without having to borrow for its own purposes.

Of all parts of the Empire, Hongkong had probably emerged from the recent acute trade depression with the least loss or suffering, owing to the fact that as the entrepot for South China she had profited from every branch of the huge and varied export trade of China as well as its European imports. It was also true that the political unrest in China had diverted much wealth and capital to this neighbouring British Colony, in which the merchants and well-to-do classes of China had implicit confidence.

LATEST CABLES.

BANQUET TO CONFERENCE DELEGATES.

Last night's function in honour of the members of the Conference was a banquet at Mansion House given by the London Chamber of Commerce. It was attended by 350 delegates. The Duke of Devonshire, replying to the toast of the Economic Conference declared that as the Empire proved the greatest war organisation in history, so to-day it was the greatest organisation known to history for the preservation of the peace of the world.

Hon. H. Burton (South Africa) emphasised that it was essential that the Conference should observe the principle that each part of the Empire should retain the right to frame its own fiscal policy. Any departure from this principle would strike a severe blow at the unity of the Empire.

Lord Peel (Secretary for India) responding to the toast of the Empire Overseas, said that in his opinion, there was no need for anxiety that trade between Britain and India would be diminished.

FIVE MORE MINERS RESCUED FROM REDDING PIT.

LONDON, October 3rd.

The persistence of the rescue party at Redding Pit was rewarded at three o'clock this morning, after all hope had been abandoned, by the recovery alive of five miners, all of whom were in good condition.

LATER.

The rescues at Redding are the result of ten days' gigantic toil. Digging through the debris in the direction of an elevation pit known as Spion Kop here, the five men were found huddled together. They crawled out on all fours like frogs, all except one who was in comparatively good physical condition. They kept themselves alive with water and were cheered by the sounds of blasting and boring during the last four days.

"CLAN MACMASTER" IN HOPELESS POSITION.

The *Clan MacMaster* is reported to be settling down further on the rocks. Salvage is hopeless and the vessel is unsuitable at Lloyd's.

LATEST CABLES.

GERMAN CABINET RESIGNS.

SOCIAL DEMOCRATS FORCE CABINET'S RESIGNATION.

BERLIN, October 3rd.

It is officially announced that the Cabinet's resignation was due to the attitude of the Social Democratic Party.

It was the Social Democrats' refusal to give the Government the authority provided in the emergency law for the abolition of an eight hours' day that was chiefly responsible for the fall of the Government, which is described as the "last Parliamentary Government."

The proclamation of a dictatorship by Herr Ebert is regarded as a possibility, but in any case Herr Stresemann will have only a few Ministers as his Government will be practically by dictatorship.

EARLIER CABLES.

BERLIN, October 3rd.

The resignation of the whole Cabinet is expected as the result of the Socialist faction rejecting by 61 to 54 votes a compromise put forward with a view to composing the differences of the coalition groups.

The Cabinet has resigned.

BERLIN, October 3rd.

President Ebert has charged Herr Stresemann to form a new Cabinet.

THE KU KLUX KLAN IN OKLAHOMA.

ATTEMPT TO IMPEACH THE GOVERNOR.

OKLAHOMA CITY, October 3rd.

Upon the application of counsel for Governor Walton, the State Court has issued an order restraining the Election Board from certifying the returns of the special election held yesterday in the interests of the Ku-Klux-Klan with a view to convening a legislature for the purpose of impeaching the Governor. Counsel alleges that the election was illegal. Oklahoma City is again guarded by State troops.

ENFORCEMENT OF US LAWS.

PRESIDENT TO CONFER WITH GOVERNORS.

WASHINGTON, October 3rd.

The White House has invited the Governors of all States in the Union to visit Mr. Coolidge on October 20th with regard to the law enforcement, especially as regards the immigration, prohibition and anti-narcotic statutes.

PANAMA CANAL SCANDAL RECALLED.

PARIS, October 3rd.

The death has occurred of Charles De Lesseps, administrator of the Suez Canal Company, and son of Ferdinand De Lesseps. Both were sentenced to five years' imprisonment in 1892 in connection with the Panama Canal failure. Charles was released a few months later, and resided in England for three years owing to the feeling against him in France.

BROKEN HILL PUT IN THE SHADE.

BRISBANE, October 3rd.

A recent silver-lead find at Cloncurry is described as "fabulously rich." The outcrop extends five miles. Assays have proved sensational, showing two thousand ounces of silver to the ton, with 50 to 60 per cent. of lead.

WEDDING.

FERGUSON-SOUTTEE.

Mr. Joseph Chalmers Gilson-Ferguson, of the Hongkong and Shanghai Banking Corporation, was married to Miss Elfrida Souttee, daughter of Mrs. Dunn, of No. 1, St. John's Place, on Wednesday afternoon at St. John's Cathedral, the officiating clergyman being the Cathedral Chaplain (the Rev. H. Copley Moyle).

The bride, who was given away by her step-father, James Dunn, was attired in a dress of white chamoise embroidered with silver beads, the train being finished off with Chantilly lace. She wore a veil of illusion tulle, and carried a bouquet of white roses and Honolulu lily. The bridesmaids were Miss Mary Dunn and Miss Elsie Syme-Thompson, whilst Masters James Dunn and Peter Cassidy attended as pages. The bridesmaids' dresses were of pale pink tulle trimmed with pale blue goosetide and pale blue and pink forget-me-nots. The pages wore suits of pale blue tulle.

The bride's mother was gowned in male grey chamoise, with hat to match, and carried a bouquet of flame-coloured flowers. The bridegroom was attended by Mr. F. G. Walker, of the Hongkong and Shanghai Bank, as "best man."

A largely attended reception followed at No. 2, St. John's Place, kindly lent for the occasion by the Hon. Mr. A. G. Stephen. The newly-married couple left for their honeymoon yesterday by the s.s. *Empress of Russia* for North China.

A Chinese Engineers' Institute is being opened at Canton to-day. It is a building specially erected for the purpose at a cost of \$30,000 for the site and \$40,000 for the erection of the building. We read that many prominent persons in Canton and representatives of the Chinese engineers from Hongkong, Shanghai and other parts of the country are expected to be present at the opening ceremony.

THE COLONIAL BUDGET.

(Continued from page 5.)

Miscellaneous Services show a large increase. \$300,000 has been inserted for the Hongkong Section of the amount promised by Government. A sum of \$20,000 has been included to cover the cost of possible visits to the Colony by Foreign Squadrons. In this connection I would mention that the Government is under great obligation to the Chamber of Commerce and its Secretary, Mr. Blair, for their assistance in supervising the entertainment of such visitors.

GEOLOGICAL SURVEY OF THE COLONY.

Honourable Members will notice a vote of \$14,000 for a Geological Survey of the Colony. Arrangements have been made for the survey to be undertaken by officers of the University of British Columbia; one officer is arriving shortly for this cold season; another will continue the survey next year; while in the third season, the Dean of the Faculty, Professor R. W. Brock, who has recently passed through the Colony and spent a few strenuous days obtaining an insight into the problems to be solved, will come himself and complete the work. Three additions have been made to the staff of the Geological Survey, namely the British Engineer, the Assistant Engineer, and the Assistant Engineer, and the Colonial Advisory Medical and Sanitary Committee; and in the case of the Tropical Diseases Bureau the grant has been materially increased. As Honourable Members are aware, work has been going on for some time in the preparation of a revised edition of the Laws of Hongkong and a vote of \$17,500 has accordingly been inserted to cover the expenditure likely to be incurred next year. It is anticipated that more than half the cost will be recovered by sales to the public.

In the Legal Departments provision has been made for an additional law officer to cope with the general increase in work, more particularly in the Attorney-General's and Land Officer's Departments. The post has been inserted in the Estimates in the Crown Solicitor's Department, but the holder will be required to give assistance wherever his services may be required.

POLICE AND FIRE BRIGADE.

In the Police Department two additional posts of European Officers have been added to the staff of the Accounts and Stores Branch for the better supervision of the many financial transactions of this large department. The effective strength of the Force has been fixed at 220 European Officers, 450 Indian, and 745 Chinese, the latter including the Weiweiwei contingent which will eventually total about 190 men. Additional officers have also been appointed to the Police Training School, now an integral part of the establishment. The approved strength in 1915 was European 408, Indian 438, Chinese 344; total 990; and in 1920 European 174, Indian 427, Chinese 420; total 1,021. In the latter year the total was raised to 1,100, namely Europeans 180, Indians 450, Chinese 470; and the total is now 1,415—a very big and also a very expensive increase, more especially when the improved rates of pay and pension are considered.

The increase in the vote for ammunition is due to a decision that all members of the force shall receive adequate training in revolver-firing, and steps are being taken to equip the military ranges attached to Volunteer Headquarters to enable it to be used for this purpose. Three more motor cycles are required for outlying stations, and it is proposed to purchase a second prisoner van for the conveyance of prisoners in Kowloon.

In the Fire Brigade it is proposed to appoint four non-Chinese sub-officers to act as leaders of groups of firemen in the larger stations and in the course to take charge of the smaller stations and fire-floors; they will act as fire interpreters and intermediaries between the European Officers and the Chinese firemen. Ten additional firemen are also required for the new machine to be purchased and for new Sub-stations which it is proposed to open at Kennedy Town and at Mongkok. Provision has been made for the purchase of a Dennis First Aid motor to be stationed at Kennedy Town, and for a new and powerful fire-floot costing about \$180,000, the machinery of which will be ordered from England, while the hull will be constructed locally.

In the Prison Department it has been found that the present accommodation of Victoria Gaol and the Barracks Prison at Lai Chi Kok to add one Principal Warder and 2 Warders to the European establishment. The grading of the Indian staff has been slightly altered, and two senior posts of Principal Warders, and four new Assistant Warders have been added. Provision is made for the purchase of a Prison Van for the conveyance of remand prisoners from the Gaol to the Supreme Court.

MEDICAL DEPARTMENT.

The opening of new wards in the Government Civil Hospital, the extension of the Victoria Hospital, and increased work throughout the Medical Department have necessitated an increase in the staff generally. Two new appointments are those of a Medical Officer and an Assistant Medical Officer in charge of Native Hospitals, who will deal primarily with women and children. With the large increase that has taken place in recent years in the work of the Medical Department, it has now become necessary to afford the Matron some assistance. It is proposed, therefore, to appoint an Assistant Matron who will act as Home Sister in the Sisters' Quarters, and assist the Matron generally in other ways. Seven additional Sisters and seven probationers are also to be appointed. The increased number of patients now treated in the Civil Hospital has caused a considerable increase in the recurrent charges of the Hospital. One Chinese Medical Officer and eight additional public examiners have been added to the establishment of the Health Officer of the Port for work under the Vaccination Ordinance.

The continuous expansion of the Colony renders necessary a somewhat large increase in the Estimates of the Sanitary Department. The appointment of a third Medical Officer of Health has become necessary; a Chief Inspector has been appointed for general supervision of the staff of Inspectors; while the Inspector in charge of Refuse Disposal has been raised to the rank of Senior Sanitary Inspector in view of the increasing responsibilities of his post. With the appointment of a Cadet Officer as Assistant Head of the Sanitary Department and Secretary to the Sanitary Board, the separate post of Secretary has been abolished and a First Clerk and Assistant Secretary has been appointed. Three additional Second Class Sanitary Inspectors have been inserted for new Health Districts and for the supervision of scavenging in Kowloon. An additional post of Storekeeper has been created for the better supervision of the large quantity of stores used. A considerable number of posts has been added to the subordinate outdoor personnel owing to the expansion of the activities of this large department. Large sums have been inserted both in recurrent charges and in Special Expenditure for exhaustion, which is being carried out on the recommendations of the Town Planning Committee. It is proposed to extend the use of motor vehicles for sanitary purposes, and provision has, therefore, been made for two motor watering-carts, an additional motor refuse-lorry and three more motor light-vans. An additional teak-wood lighter and two refuse junks are also required.

EDUCATION STAFF.

In the Education Department personal emoluments show an increase of over \$95,000, due mainly to the provision of more teachers to meet the growing demand. A Second Inspector of English Schools has been added to the Administrative staff, and nine additional masters and fifteen additional assistant mistresses to the School staff. It is proposed as these new appointments are filled to displace with most of the temporary assistant mistresses at present employed. Several teachers, both men and women, have recently arrived from home to fill these vacancies and more are expected before the end of the year. Increases are also made in the non-British staff.

PUBLIC WORKS STAFF.

In the Public Works Department seven additional engineers are provided for, and arrangements have already been made for their selection in London at an early date. Eight more overseas are also to be appointed. A considerable number of surveyors, draughtsmen, and foremen has also been added to the establishment.

It will be seen that Cape d'Aguilar Wireless Station has been placed under the Public Works Department, the Post Office being now concerned solely with the receiving of messages over the counter and with the receipt of money therefor. The Government has not hitherto had any officer possessing the technical knowledge necessary for the supervision of the station and apparatus, and arrangements have accordingly been made for the appointment of a fully qualified electrical engineer with wireless experience who will have charge of all electrical and wireless work under Government. In the meantime, the work of the station is being satisfactorily carried out under the supervision of the Electrical branch of the Public Works Department. The increase in Public Works Recurrent amounts to over \$180,000, rendered necessary by the general expansion of the Colony. Street lighting, in particular, has been extended and improved. Small increases have been made in the Estimates for the Post Office on account of normal expansion and an inspector of postmen has been appointed for the better supervision of the outdoor staff.

EXPENDITURE ON THE RAILWAY.

Special Expenditure for the Railway, which includes a very large sum for new locomotives and rolling-stock, is very heavy but I fear that the expenditure cannot be avoided. The Railways have great potentialities, and if it were given a fair chance it would undoubtedly pay its way and add to the revenue. The disturbances in South China bring in a growing margin of profit and have for the time being practically put an end to through traffic, but this state of affairs cannot last for ever, and it is necessary for the line to be in a position to deal efficiently with the traffic which must come to it with the restoration of order. It is well known that the rolling-stock and equipment of the Chinese Section have suffered very material depreciation, which it will require some considerable time to repair, so that it is doubly necessary that our section should be adequately equipped for the work which it will have to do.

A sum of \$17,000 is included for the completion of Bridge No. 4 over Water-luck. The necessary girders and steel plates for the sidemen are in the Colony and it is proposed to complete the bridge. The existing sidings in the Locomotive Yard are inadequate to accommodate all the rolling-stock at present building and under repair, and provision has therefore been made for their extension and also for the erection of new sidings in Locomotive Yard East for the accommodation of the new 30-ton wagons now on order. A new water-tank and tower for Kowloon Station; concreting of coal bunkers; a small siding for ashes; improvement of the interlocking at on-stations; the side-walling of Tai-po Tunnel rendered necessary on account of the softening of the rock walls of the tunnel; are among the remaining items.

PUBLIC WORKS EXTRAORDINARY.

Our programme of Public Works Extraordinary has been drawn up in such a manner as to meet as far as possible the criticism that the budget raises too many hopes of development that are doomed to disappointment. It has hitherto been the practice to insert against each item the full sum which, on an optimistic view, the department might expect to be able to spend on it, but as has often been pointed out in this Council, it has never been possible to expend the full amount voted in respect of every work in the programme.

In framing the present estimates we have taken a different line. We estimate that it will be possible for the P.W.D. to spend the sum of approximately \$7,000,000, but we admit that we cannot foretell with accuracy exactly all the items which can be dealt with during the year. All items in respect of which there is a reasonable certainty of work being done are adequately provided for, but in other cases a more or less nominal sum is inserted, the intention being that at a later stage, when it is possible to see more clearly which items can be proceeded with and which must for one cause or another be postponed, this Council will be asked to agree to such readjustment of the votes as will enable the various works to be carried on according to the order of their urgency.

The new Public Works Offices which have recently been opened and a further extension which is being put in hand enable us to house a considerably larger staff under better working conditions than hitherto, and I am satisfied that the methodical addition of new posts to the establishment, which has been going on for some time past and still continues, is amply justified by the large and ever-increasing programme of works which lie before us.

I may refer briefly to the more important works which it is proposed to undertake next year.

Item No. 1.—The building of quarters of officers is being steadily continued. The Government proposes to participate in the Kowloon Tong Scheme, and it has appointed certain responsible officers to build houses for themselves at Government expense and on land provided for the purpose, on the understanding that, while the officer has the first claim to occupation on the customary rental, the house belongs to the Government, which may dispose of it as it thinks fit.

Item No. 4.—The Yamen quarters in Canton, where cadets learning Chinese are housed, had become past repair, and a new building is being put up at the joint expense of the Governments of Hongkong, the Straits Settlements and the Federated Malay States.

Item No. 7.—The new block at the Victoria Hospital has been completed and the main building is now to be reconstructed. When this work is completed the hospital will be thoroughly up to date, with a well-equipped maternity wing, which is much needed at the Peak.

Item No. 16.—Small-pox during the past twenty odd years has been treated in a building at West Point, which was intended for a Police Station, and in certain Chinese buildings adjoining. Not only is the Police Station urgently required for its proper use, but the growth of the neighbourhood renders it most desirable in the interests of public health to remove the Infectious Diseases Hospital further afield. It is proposed to build as soon as possible on a site at sea-level to the north of the Naval Signal Mast on Victoria Road.

Items 22, 26, 71, 73, 110, 111, 115, 119 refer to new Police Stations and increased accommodation necessary to house our growing Police Force. The new Stations at Yaumati and Mongkok-tai are nearly ready for occupation, and new stations are about to be built on behalf of the Government by private firms at Shamshuipo and Kowloon City. A number of quarters for married Chinese and Indian Police are in course of construction or are to be erected.

Items 28 and 29.—The growing demand upon the Government Civil Hospital will necessitate considerable extensions, and the Government is under obligation to make certain provisions in this Institution in connection with the munificent donation of the Rockefeller Foundation to the Hongkong University.

ANOTHER MOTOR ROAD TO THE PEAK.

Item 61 of 1923.—The programme of roads is designed to keep pace with and anticipate the expansion of the Colony, and it has been drawn up largely on the advice of the Town Planning Committee.

Items 31 (j) and (m) refer to a proposed road for motor-traffic starting from the Police married quarters in Cause Road and running up to Hutton Road, and thence eventually to the Peak. The Government had under consideration the starting of this road at the bottom of Battery Path, but at present day prices the cost puts this lower section out of the question. The two sections now proposed will give access by motor-car to Conduit Road.

With regard to Item 92 (h) steps are being taken to remove forthwith the hill which blocks the junction of Nathan and Coronation Roads at Kowloon.

Item 92 (f) provides for a new thoroughfare, which will give, among other facilities, a direct route to Ho Man Tin and the Kowloon Hospital.

Item 23 (7) provides for a road to take the place of the light railway which at present runs from Fanling to Sha Tau Kok. It is thought that road motor transport will furnish a better means of communication, and road will be more useful than the railway from a military point of view. At p.85 of the Estimates, provision is made for two small locomotives for this line. It is the intention to keep them on the line while the road is building and then to transfer them and the rails to construction work in connection with the Colony's various reclamations.

Item 29 makes tentative provision for the proposed big ferry between Jubilee Street in Hongkong and Jordan Road in Kowloon. The matter is awaiting the return of the Harbour Engineer, who is on leave, when it is the intention to push on the work as fast as possible.

HARBOUR DEVELOPMENT.

Another matter of far greater importance is also awaiting the return of the Harbour Engineer.

It will be observed that under Item 32 a nominal sum has been entered in respect of the scheme of harbour development. The report of the Consulting Engineers has been referred to the Hongkong General Chamber of Commerce, and they wish to put certain questions to the Harbour Engineer, of which perhaps the most important is the practicability of laying out now wharves in the form of a wet dock in which large steamers could shelter during typhoon weather. In the meantime no decision has been come to either as to the work which will be undertaken or as to the method by which it will be financed.

Items 44 and 48 provide a more or less nominal sum for laying out Chinese cemeteries. The Government is considering the possibility of removing the main cemeteries to an adjacent island.

Item 49 refers to the Kennedy Tower Reclamation which should shortly be put in hand. A merely nominal sum is provided, as it is the present intention to let the work out to private enterprise on the condition that the Government keeps the marine lots and the wharves, and the successful tender retains the land behind.

Items 53-57 and 68 cover expenditure on catch-water designed to enlarge the catchment areas of our existing reservoirs.

TRAMWAYS FOR KOWLOON.

Item 78 (g) provides a sum of \$10,000 in respect of the laying of tramways in Kowloon. The proposal is that the Government should lay the track and that the undertaking should be worked by private enterprise, and tenders have been invited accordingly. The great demand which has sprung up in connection with the recently established motor-bus service is proof, if any were needed, of the necessity for finding an early solution for the traffic problem in Kowloon, and, if it should happen that satisfactory tenders in respect of a tramway service are not forthcoming, steps will be taken to establish a reliable service of motor vehicles, running to schedule and at fixed fares to all parts of Kowloon and New Kowloon.

Item 90 provides a sum of \$100,000 for the laying out of practically the whole of King's Park for recreation purposes. Additional playing grounds are urgently needed, and it has not hitherto been possible to develop the potentialities of King's Park to this end because of the reclamation, which is now closed. On the advice of the Town Planning Committee, large areas further afield have been definitely set aside for future playing grounds.

Item 100 provides a nominal sum in respect of the Kai Tak Company's Reclamation at Kowloon City. The Company for various reasons has been unable to proceed with the full scheme with sufficient expedition, and the Government has undertaken to complete the reclamation, all the unsold land as security for full reimbursement of money expended. The expenditure will, in the first instance, be made from public funds, but repayment is advantageous to the Government, which is thereby in a position to control all the reclamation work and earth and stone cutting which is going on on a very large scale in the back part of the Kowloon Peninsula.

Item 117 provides for the commencement of a new Lunatic Asylum, for which alternative sites are being considered, one near Kowloon City, and one on the hill immediately above the new tanks of the Standard Oil Company at Lai-chikok.

Item 122 refers to new junk building and repairing yards beyond the Glass Works near Kowloon City. This industry has been mainly carried on along the foreshore at Chongshawan, where it is being driven by the reclamation works. It is proposed, on the advice of the Town Planning Committee, to establish these yards permanently in their new situation, with security of tenure, in the hope that greater efficiency and economy will thus be secured.

BIG WATERWORKS PROJECT.

Items 137 and 138 (g) refer to the new Shing Mun Valley water-works scheme. The proposal is to dam the Shing Mun river and to tap practically the whole of the Eastern and Southern slopes of Tai Mo Shan, and it includes 8,500 acres, or 13 square miles, of catchment area, a large proportion of which will be drained by means of catch-water. The total catchment area on the Island is 2,650 acres and in Kowloon 840. It is proposed eventually to build nine storage reservoirs, varying in size from 55 million to 1,700 million gallons and having an aggregate capacity of 4,500 million gallons, of which 2,400 million gallons, or rather more than the whole storage capacity in the Island of Hongkong, will be stored in gravity, and the remainder will be in pumping reservoirs. The water will be conveyed through the Kowloon hills by open conduit and two tunnels, the latter being 2,400 and 4,350 feet in length, respectively. The water will be brought down from the Filtered Water Reservoir by 24-inch trunk mains, which will be laid in the bed of the harbour from Kowloon Point and will discharge into a Service Reservoir, which will probably be built under the Public Gardens.

(Continued on page 8.)

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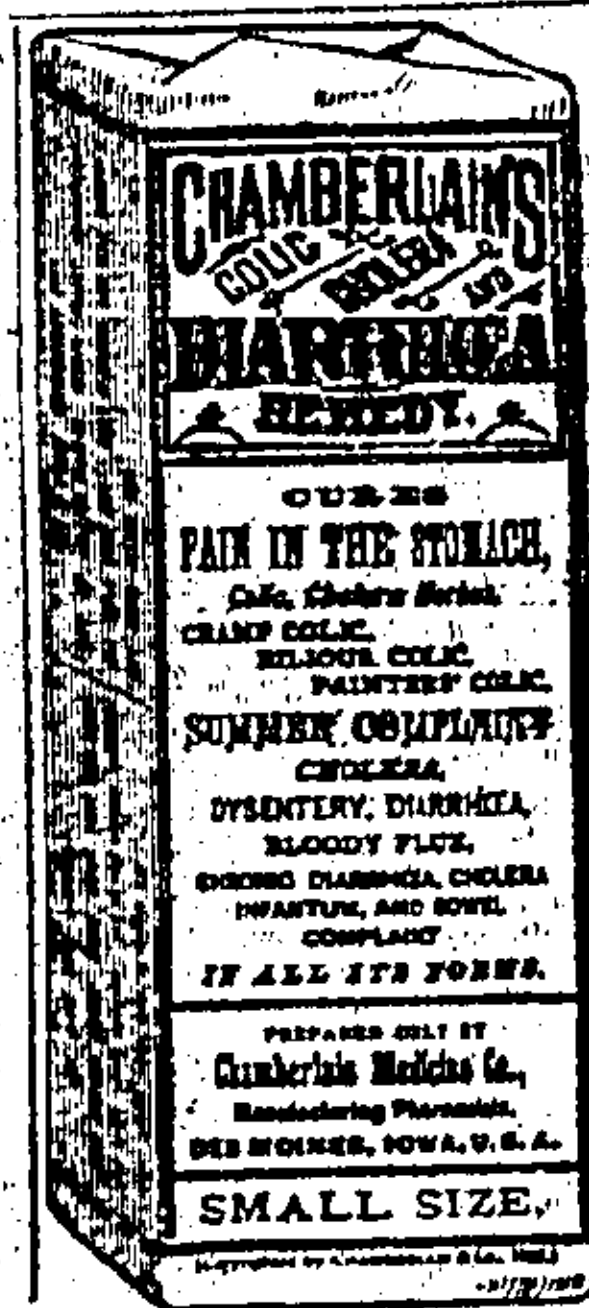
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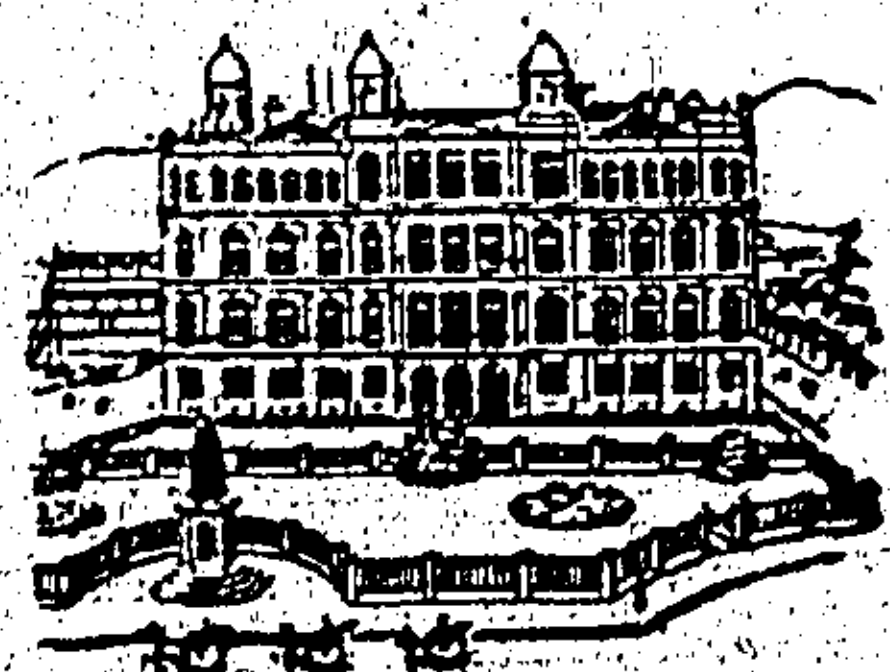
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THE COLONIAL BUDGET.

(Continued from page 7.)

The gravity portion of the scheme should give a supply of 11 million gallons a day throughout the driest recorded period, and the pumping reservoirs will add another 6 million gallons a day.

Every effort will be made to press on with this work, and it is hoped that, given favourable conditions, it will be possible to bring the first water to Hongkong in the spring of 1927.

It is impossible from available information to give any accurate estimate of cost for the complete scheme, but on the basis of the existing supplies, which have worked out at approximately one million dollars for each million gallons a day available, the price will be at least \$17,000,000. Whatever the sum may prove to be, I am sure that Honourable Members will agree that no price is too big to pay for the assurance of a really adequate water supply for many years to come.

To return, now, to the financial situation as a whole. If the Estimates of Revenue are not exceeded and if the Public Works Department are able to expend the full amount voted, we may expect to end the year 1924 with a deficit of some 2½ million dollars. Our balances are ample to meet any possible call upon them, and the longer I live in this Colony the more firmly am I convinced of the wisdom of the policy of expending on works of development as large sums as can be adequately employed during the year.

It is, however, extremely difficult in present circumstances to estimate revenue with any approach to accuracy, since so large a portion of it is derived from two sources—Opium and Land Sales—and the probabilities of revenue from those sources depend to a very great extent on circumstances outside our control.

THE OPIUM REVENUE

In the case of opium, we have estimated the revenue at \$3,500,000. That is the same figure as was taken for the estimates of the current year, during which, however, a very much larger sum will be received.

Whether our experience in 1924 will be the same is a matter of surmise. It depends not on economic but on political conditions external to this Colony. For a long time past it has been recognised that the Colony must make up its mind to lose eventually any income from opium, and side by side with its efforts to reduce consumption—efforts which, it must be admitted, have not been attended with very great success—the Government has taken steps for the gradual substitution of other sources of revenue by broadening the basis of taxation and increasing taxation in various directions; as, for instance, by the introduction of a tax on tobacco and the imposition of new and higher stamp duties; with the result that during the last year or two the Colony's revenue has exceeded its immediate needs, and, although Hongkong is probably as lightly taxed as any place in the world, we are to-day in a position in which we could face the loss of all revenue from opium without becoming involved in serious financial difficulties.

The questions at once arise of when we may expect revenue from this source to cease and why we do not, since we can afford to do so, discontinue it at once by closing down the opium department. The answer to both these questions is the same. It depends upon China. We could abolish our opium monopoly at once and prohibit the use of opium, but we could not under present conditions stop opium-smoking. Even now, although we provide for the requirements of opium-smokers by enabling them to purchase the Government-manufactured drug, though admittedly at a price which makes excessive smoking impossible to any but a rich man, and although we do our utmost by maintaining a costly preventive force and giving handsome rewards for seizures, to prevent the introduction of opium from outside the Colony, enormous quantities of smuggled opium are continually being found here. If the legitimate supply were withdrawn it is certain that illicit supplies would take its place. We might, perhaps, be able to deal effectively with opium from India and Persia, especially if the efforts of the League of Nations are directed to the reduction of cultivation of the poppy in those countries, but we cannot so deal with the opium which is being produced in China in such enormous quantities that it can be sold here at a mere fraction of the price which we charged for Government opium.

The rigorous methods of search which we already employ and the severe punishments which we inflict have not proved adequate to prevent smuggling even when the opium-smoker can satisfy his desires by legitimate purchase. If it became a question of using smuggled opium or doing without opium altogether, I fear that there would be little doubt as to the alternative which the majority of smokers would adopt, and to exclude an article which is of such small bulk that enough can be hidden on the person to supply the requirements of the most inveterate smoker for weeks would require methods of search and inquiry to which no community could be expected to submit.

So long, therefore, as China continues to grow opium in great quantities, I see no prospect of our being able to abandon the Government monopoly, but in the meantime we frame our estimate in a spirit of optimism in the hope that perhaps the coming year may see the end of the long-drawn-out struggles of China and that that great nation may be able to devote to the eradication of its national vice some part of the energies and resources which have for so long been wasted in useless and fratricidal strife.

(Continued on page 9.)

INTIMATIONS

NOTICE OF REMOVAL.

THE OFFICES of the "HONGKONG DAILY PRESS" have been removed to 1A CHATELAIN ROAD (3rd floor), to which Address all Correspondence should be directed. Hongkong, 16th July, 1923.

SALE of HAND-KNITTED WOOLLEN GOODS at HELENA MAY INSTITUTE on FRIDAY, the 5th OCTOBER—

10 A.M. to 12.30 Noon.

3 P.M. to 5 P.M.

On behalf of the HON. FOR THE BOND at Kowloon.

SS. "SONGHOI"

BY ORDER OF THE MORTGAGEES.

TENDERS are invited up to the SIXTH DAY OF OCTOBER, 1923, for the purchase of the above named vessel with Engines and Boilers and various Auxiliary Machinery on board.

Permits to view may be obtained on application to the Undersigned. Tenders must be accompanied by a deposit of \$500 returnable after decision on the Tender has been reached. The Vessel was formerly known as the s.s. "HONGKONG" and previously as the s.s. "ORIENTAL".

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All Tenders shall be deemed to have inspected the Ship and the Purchaser will take the Ship, her Tackle, Apparel and Furniture and with all faults in the Condition in which they lie at the time the Contract for Sale is entered into.

Any Error Misstatements or Misdescription of Particulars shall not vitiate any Sale made in pursuance of any Tender received hereunder or entitle the Purchaser to compensation. The Vendors shall not be concerned to see to the Registration of the Ship but will at the cost of the Purchaser execute as Mortgagees a Bill of Sale in favour of the Purchaser.

The Vendors shall not be bound to accept the highest or any Tender.

Tenders will be received at the Office of the Undersigned, Prince's Building, Hongkong, up to the SIXTH DAY OF OCTOBER, 1923.

JOHNSON, SPOCK & MASTER.

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1347

PUBLIC AUCTION.

PARTICULARS AND CONDITIONS of the Sale by Public Auction to be held on TUESDAY, the 9th day of October, 1923, at 3 P.M. at the Office of the Public Works Department, by Order of His Excellency the Governor, of one Lot of CROWN LAND at Pokfulam Road in the Colony of Hongkong, for a term of 75 years, with the option of renewal at a Crown Rent to be fixed by the Surveyor of His Majesty the King, for one further term of 75 years.

PARTICULARS OF THE LOT.

No. of the Lot.	Boundary Measurements.	Contents.	Area.	Annual Rental.	Annual Price.	Amount of Purchase.
1.	Lot 1, bounded by the sea on the north and east, by the lot of the late Mr. J. H. B. on the south, and by the lot of the late Mr. J. H. B. on the west.	Approx. 1.5 acres.	25,000 sq. ft.	100	1,000	10,000

1376

PUBLIC AUCTION.

THE Undersigned have received instructions to put up for Sale by PUBLIC AUCTION,

ON

THURSDAY,

the 11th day of October, 1923, at 3 P.M.,

at the Auction Rooms of

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Particulars and Conditions of Sale can be obtained at the Auction Rooms or from the Undersigned.

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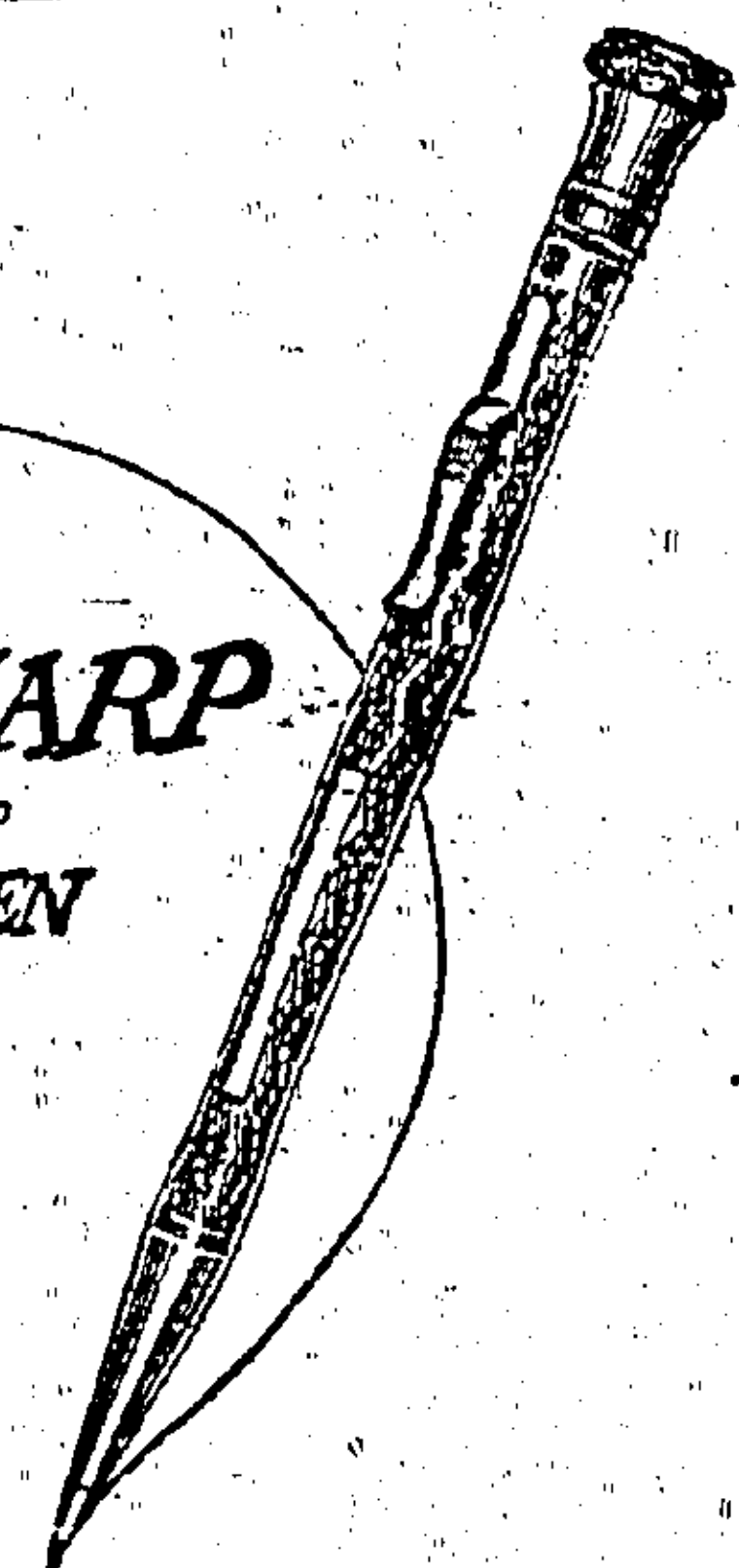
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BRIMFUL OF ENERGY

Two of the main reasons why so many people are lacking in energy are imperfect digestion and constipation. If your stomach and liver are not doing their work effectively, your system will not be properly nourished. If your bowels are irregular a certain amount of waste matter will be retained in the system which will adversely affect the purity of the blood. Now, Beecham's Pills have an excellent effect upon the digestive and eliminatory organs and exercise a tonic and energizing influence upon the system generally. If you would be healthy, energetic and cheerful you should take a few doses of this reliable medicine.

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SPECIALLY BREWED FOR EXPORT

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TOKYO, JAPAN.

SOLE AGENTS

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HONGKONG





REGULAR FORTNIGHT SERVICE BETWEEN JAVA, CHINA AND JAPAN.

STEAMERS	FROM	EXPECTED ON OR ABOUT	WILL LEAVE ON OR ABOUT	FOR
TJIPANAS	JAVA	In port	5th Oct.	SAIGON
CELEBES	JAVA	In port	—	—
TJISONDARI	NORTH CHINA	4th Oct.	6th Oct.	MUNTOK & BATAVIA
TJIKARANG	JAVA	6th Oct.	8th Oct.	JAPAN
TJILIWONG	JAPAN	11th Oct.	13th Oct.	MAKASSAR & SOERABAYA

Wireless Telegraphy.
The Steamers are all fitted throughout with Electric Light and have accommodation for a limited number of Passengers. All steamers carry a fully qualified cargo surveyor taken at through rates to all ports in Netherlands India and Australia.
For Particulars of Freight and Passage apply to the
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VEREENIGDE NEDERLANDSCHE SCHEEPVAARTMAATSCHAPPIJ
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(Holland East Asia Line)
(Members of the Straits, China and Japan Conference).

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Taking cargo for Belgium, Netherlands, German and all North European ports on direct or optional Bills of Lading, also to United Kingdom ports on optional Bills of Lading only.

Arrivals from Europe.
S.S. "OUDEKERK" ... 23rd Oct.
S.S. "OLDEKERK" ... 30th Nov.

Sailings to Europe subject to alterations.

Steamers	For	Sailing on or about
"KERTOSONG"	Amsterdam, Rotterdam, Hamburg & Bremen	10th Oct.
"OOSTERK"	Rotterdam, Amsterdam, Hamburg & Bremen	30th Nov.
"OUDEKERK"	Amsterdam, Rotterdam, Hamburg & Bremen	5th Dec.

For all particulars please apply to—

JAVA-CHINA-JAPAN LIJN.

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For KEELUNG via Swatow & Amoy

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Tel. Central No. 155.

S. MITARAI
Agent.
(Top Floor, King's Building,
Tel. Central No. 140.

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Average Rates for Single Rooms (without Bath) including meals
Y. 10-13 in cities and some popular resorts.
Y. 8-10 in country districts.

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Chuzenji (Nikko) — Lakeside Hotel	Kyoto — Kyoto Hotel	Nagoya — Nagoya Hotel	Shimoda — Daitokuwan Hotel
Kamakura — Kashin Hotel	Miyako Hotel	Nara — Nara Hotel	Tokyo — Imperial Hotel
Kanazawa — Park Hotel	Matsuyama — Park Hotel	Nikko — Nikko Hotel	Omori Hotel
Mikasa Hotel	Miyajima — Miyajima Hotel	Kanazawa — Kanazawa Hotel	Tokyo Station Hotel
Mampai Hotel	Miyazaki — Miyazaki Hotel	Osaka — Osaka Hotel	Trakiji Station Hotel
Kobe — Oriental Hotel	Fujiya Hotel	Shimonoseki — Shimonoseki Hotel	Yokohama — Grand Hotel
Tor Hotel	Nagasaki — Japan Hotel	Saigyo Hotel	

IN TAIWAN (FORMOSA)

Taihoku — Taiwan Railway Hotel

IN CHOSUN

Fusan — Fusan Station Hotel	Changchun — Yamato Hotel	Hakata (Makden) — Yamato Hotel
Keijo (Seoul) — Chosen Hotel	Dairen — Yamato Hotel	Eyoju (Port Arthur) — Yamato Hotel
Shingai — Shingai Station Hotel	Hochiguro — Yamato Hotel	

THE COLONIAL BUDGET.

(Continued from page 8.)

THE LAND BOOM.

In the case, also, of another very important source of revenue, the political situation in China is a factor of very great importance.

The estimate of the probable revenue from land sales is a matter largely of conjecture at the best of times. In present circumstances, it is the merest guess-work. The demand for land is enormous and much in excess of the supply, as it takes time, considerable time, to open up new areas and to prepare them for building purposes, with roads, mullah-training, water-supply, lighting and so on. It is agreed on all sides that this demand is the direct result of the unfortunate dissensions in South China, which have resulted in great sums of money being brought to the safe refuge of Hongkong instead of being employed, as they should be and in normal times would be, in the operations of trade. It is, therefore, by no means a healthy development and, useful though we find the large sums which accrue from land sales in present circumstances, we should be glad to see a falling off in the demand if it meant that money were flowing back into the channels of legitimate trade.

There can be no doubt that this boom in land cannot last indefinitely. The question is whether it will end during the coming year. The end may come for two reasons. Order may be restored in the neighbouring provinces of China and trade may resume its normal course. This is what we all hope may happen, but if, on the other hand, the present deplorable state of disorder continues it cannot be long before Southern China reaches a stage of complete exhaustion, with the result, not only that no more Chinese money will seek investment in Hongkong but that the prosperity of this Colony, whose interests are indissolubly bound up with those of its neighbour, will suffer a severe check. Optimistic and pessimistic views alike, therefore, lead us to place the revenue from Land Sales in 1924 at a considerably lower figure than will be realized in 1923.

THE HOUSEHOLD PROBLEM.

I have already exercised the patience of this Council for so long that I will not now discuss the interesting subject of the bearing of high prices for land on the question of housing accommodation, which is one of the most important problems of the Colony at the present day.

A report by the Commission which I appointed earlier in the year to consider this question has been laid on the table to-day, and I am sure that Honourable Members will join with me in expressing on behalf of the community great appreciation of the arduous work of Mr. Pollock, Mr. Kotewall and Mr. Bailey. The report will be most carefully considered, but I may say that while the Commission has been busy the Government has not by any means been idle. I will not occupy your time by specifying the various measures which have been devised to alleviate the difficulties of the situation, but I would refer in passing to the experiment known as the "forty-years lease scheme," which owes its origin to the fertile brain and inexhaustible activity of the Acting Colonial Secretary and from which we hope great things, as the demand for land in accordance with its provisions has exceeded our most sanguine expectation. The primary object of this new method of leasing is to put land at the service of the community generally without the burdensome conditions of an excessive competitive price, while at the same time the investor who is willing to build is assured of a safe and reasonably profitable investment.

THE MILITARY LANDS QUESTION.

In conclusion, I would refer to that perennial and troublesome subject of discussion—the Military Lands. This question is still, I regret to say, unsettled, but I believe that there is now a real prospect of an early solution. In the spring of last year an agreement was come to between this Government and the local Military Authorities as to the value of the lands to be surrendered, but while the matter was still under consideration at the War Office, the land boom supervened and for the time being values have risen greatly. In these circumstances, the Army Council have decided that the figures need further consideration and they have accordingly sent out Sir John Oakley, an eminent authority on such matters, to investigate the situation. Sir John Oakley arrived recently, and every facility is being given him to pursue his enquiries. If a price is fixed which the Colony finds itself able to accept, a commencement will forthwith be made with the building of barracks at Gun Club Hill for the British battalion, and as soon as these barracks are ready, Murray Barracks and Murray Parade Ground will be handed over to the Colony. I feel now, what I confess I have never felt before, that I am not taking too optimistic a view in thinking that my term of office may be marked by the removal of this serious obstacle to the proper development of the City of Victoria.—(Applause.)

After other business had been transacted.

H.E. THE GOVERNOR said: It is customary to allow some time for the adequate consideration of the Finance Bill before it is read a second time. A fortnight is the usual time, but there is no objection to three weeks if Honourable Members wish it. There is quite an amount of minor business to be disposed of and I suggest that we meet at 2.30 this day week. The Fraudulent Transfer of Businesses Bill will be ready for consideration next week.

Hon. Mr. POLLOCK intimated that a fortnight would be a sufficient adjournment for the Finance Bill.

His Excellency accordingly deferred the second reading of the Finance Bill a fortnight, and adjourned the Council for the transaction of other business until Thursday, next.

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Letters are lying at this Office for
Boxes—XL, XS, 680, YI.

TO LET—GODOWN, No. 152, Praya
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(135)

JUST ARRIVED—Cheques Perforators,
Numbering Machines, Perforators (Cancel
and Paid). RANBY & Co., Beaconsfield Arcade.
(133)

INDO-CHINA

STEAM NAVIGATION COMPANY, LIMITED.

SAILINGS	SUBJECT TO ALTERATION.	
MANILA ...	"WINGSANG" ...	Friday, 5th Oct., 3 p.m.
BANGKOK via HOIHOW ...	"CHUNSHANG" ...	Saturday, 6th Oct., 9 a.m.
HAIPHONG via HOIHOW ...	"LEISANG" ...	Saturday, 6th Oct., 10 a.m.
STRAITS & CALCUTTA ...	"LAISANG" ...	Saturday, 6th Oct., 3 p.m.
SHANGHAI via SWATOW ...	"WAISHANG" ...	Sunday, 7th Oct., D.L.
BANGKOK via SWATOW ...	"CHAKSANG" ...	Tuesday, 8th Oct., Noon
TSINGTAU via SWATOW ...	"YUSANG" ...	Wednesday, 10th Oct., D.L.
SHANGHAI ...	"CHUPSHING" ...	Wednesday, 10th Oct., Noon
TSINGTAU via SWATOW ...	"KWONGSANG" ...	Friday, 13th Oct., D.L.
SHANGHAI ...	"FOOKSANG" ...	Saturday, 13th Oct., Noon
STRAITS & CALCUTTA ...	"TUNGSHING" ...	Wednesday, 17th Oct., D.L.
SANDAKAN ...	"HOBANG" ...	Thursday, 18th Oct., 3 p.m.
	"HINBANG" ...	Saturday, 20th Oct., 3 p.m.

CALCUTTA LINE.—This Line affords regular sailings to Calcutta, Penang and Singapore, returning from Calcutta steamers proceed via Siam and Hongkong to Japan, occasionally calling at Shanghai. All steamers have excellent passenger accommodation, are fitted with wireless and carry a fully-qualified Surgeon.

SHANGHAI LINE.—Sailings approximately every three days between Canton and Shanghai, connecting calling at Swatow. Through tickets can be obtained and through Bill of Lading are issued to Harbin and Yangtze River via Shanghai.

MANILA LINE.—A weekly service is maintained with Manila by vessels with good passenger accommodation, sailings from both ports every Friday.

HAIPHONG LINE.—Sailings approximately weekly for passengers and cargo calling at Haiphong when convenient.

BORNEO LINE.—Fortnightly sailings to and from Sandakan by the 1,000 tons "M. M. S. 1158" and "M. M. S. 1159" (both steamers) having excellent passenger accommodation. Cargo taken at through Bills of Lading for Kuala Lumpur, Labuan, Tawau and Labud.

TIENTSIN LINE.—A regular service is run from March to November between Hongkong and Tientsin, calling at Weihaiwei and Lintin.

BANGKOK LINE.—A weekly service is provided between Hongkong and Bangkok, via Swatow, by the steamers fitted with up-to-date passenger accommodation.

CALCUTTA LINE

s.s. "LAISANG" will be despatched on or about
Saturday, 6th Oct., at 3 p.m., for SINGAPORE, PENANG
& CALCUTTA.

Through Bills of Lading issued to RANGOON, MADRAS, PORT
SWETTENHAM and DUTCH EAST INDIES.

For Freight or Passage apply to—

Jardine, Matheson & Co., Ltd.

GENERAL MANAGER.

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GLEN AND SHIRE

JOINT SERVICE OF STEAMERS.

U.K.—STRAITS, CHINA & JAPAN SERVICE

OUTWARDS.

HOMEWARDS.

Vessel.	Due Hongkong	Vessel.	Leaves Hongkong
"GLENAMORY" ...	22nd Oct.	"GLENLUCE" ...	22nd Oct., Genoa
"GLENMARTINSHIRE" ...	31st Oct.	"GLENLOCH" ...	23rd Oct., London
"GLENMARTIN" ...	1st Nov.	"GLENMARTIN" ...	23rd Oct., London
"GLENAMORY" ...	15th Nov.	"GLENAMORY" ...	End of Nov., Genoa, London, Rotterdam and Hamburg.

Movements are subject to change without notice.

For freight or further particulars please apply to—

Jardine, Matheson & Co., Ltd.**The Glen Line, Ltd., AGENTS.**

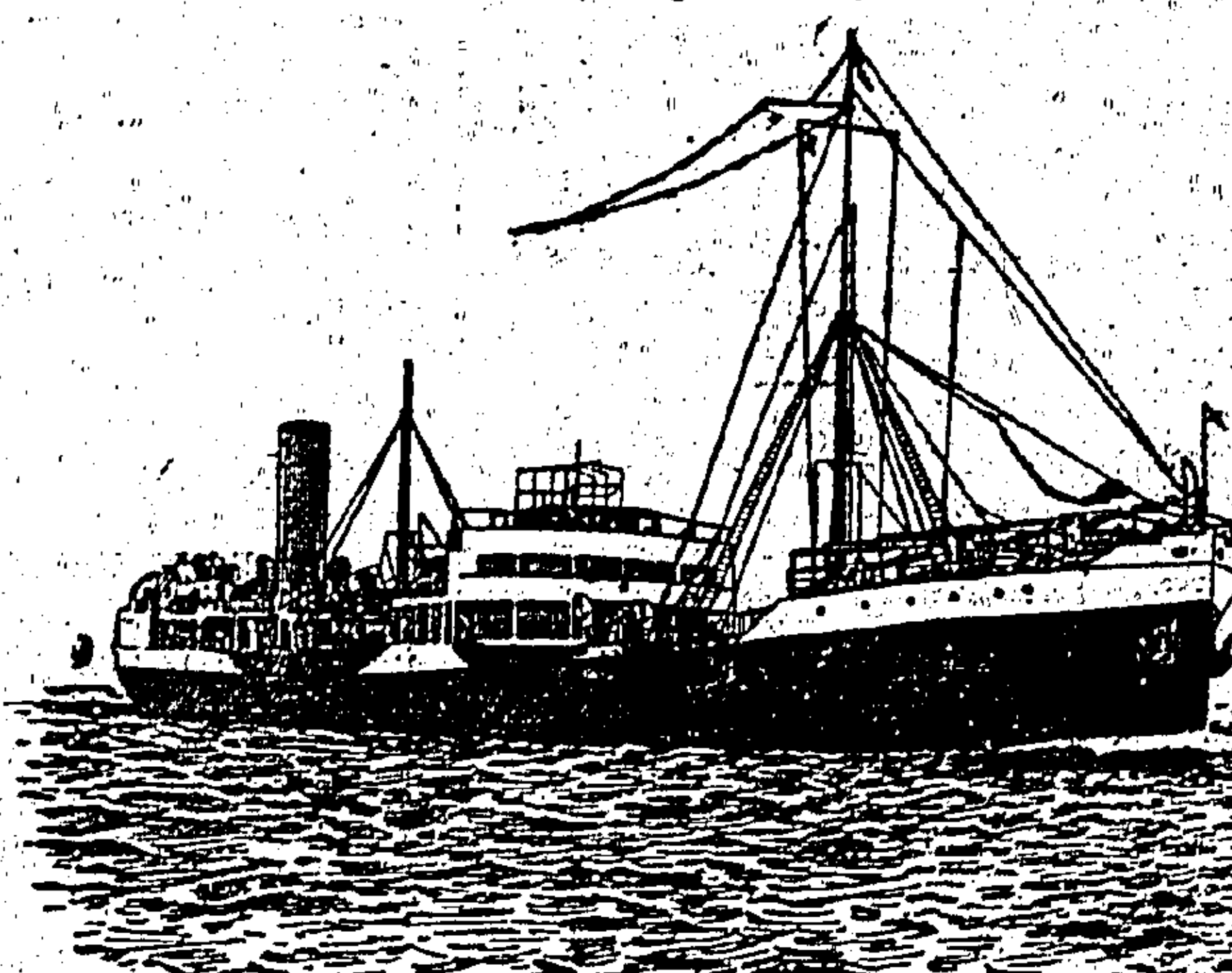
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427' 0" x 55' 1" x 31' 0" x 8,400 tons d.w. x 5,100 H.P.

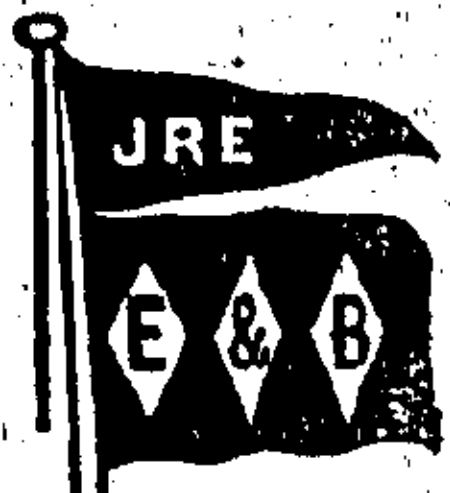
Built by THE HONGKONG & WHAMPOA DOCK CO., LTD., at KOWLOON DOCKS to the order
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to the same order.

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R. M. DYER, B.Sc., M.I.N.A., Kowloon Dock, HONGKONG.

ELLERMAN &

BUCKNALL



STEAMSHIP

COMPANY, LTD.

Projected Sailings from Hongkong.

Subject to Alteration.

CITY OF LINCOLN ... 12th October ... Marseilles, London, Rotterdam & Hamburg.

PASSENGER SERVICE.

"CITY OF KARACHI"	21st October	Shanghai and Kobe.
"CITY OF KARACHI"	27th November	Marseilles & London.
"CITY OF PARIS"	2nd January	Do.
"CITY OF CANTEBURY"	21st February	Do.
"CITY OF YORK"	30th March	Do.
"CITY OF CAIRO"	18th April	Do.

FARES TO LONDON.

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RETURN	"A" ... 1st ... 2nd ... 3rd ...

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Joint Service of the

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(OCEAN S.S. CO., LTD., AND CHINA MUTUAL S.S. CO., LTD.)

AND

AMERICAN & MANCHURIAN LINE

(ELLERMAN & BUCKNALL S.S. CO., LTD.)

Sailings from Hongkong.

"PERSEUS"	... via Suez Canal ... 15th Oct.
"VALGONIS"	... via Suez Canal ... 25th Oct.
"CITY OF ORAN"	... via Suez Canal ... 5th Nov.

Steamers proceed via Suez Canal or Panama Canal at Owners' option.

Subject to change without notice.

For freight and particulars apply to—

BUTTERFIELD & SWIRE OR THE BANK LINE LTD./HONGKONG.

HONGKONG/CANTON. HOLYOAK, MASSEY & CO., LTD. CANTON.

M.

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M.

Mail Steamers.	Next Sailings from Marseilles.	P.M. Arr. at Hongkong and Sailing for Shanghai and Japan.	Probable Sailing from Hongkong for Marseilles.
"CORDILLERE"	...	...	18th Oct.
"ANGERS"	...	...	30th Oct.
"ORILL"	7th Sept.	10th Oct.	18th Nov.
"PORTHOS"	21st Sept.	24th Oct.	27th Nov.
"ANGOR"	5th Oct.	7th Nov.	11th Dec.
"CHAMBOUD"	19th Oct.	22nd Nov.	26th Dec.

RATES OF PASSAGE MONEY TO MARSEILLES.

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A CLASS (1st Class) ... 2nd ... 3rd ...	B CLASS (1st Class) ... 2nd ... 3rd ...
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"C.R. 'LECOQ' loading for ALGER, ORAN, HAVRE, ANTWERP, DUNKERQUE, about 12th Oct., and may eventually call at Liverpool, Valencia, Casablanca, Bordeaux, Rotterdam (if sufficient inducement offers).
Also through Billading issued to HELSINKI, REVAL and RIGA.
Sailings subject to alteration without notice.

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REGULAR SERVICE of Fast, High Class Coast Steamers having good accommodation for First-Class Passengers, Electric Light and Passin restaurants, and excellent cuisine.

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HAIHONG	...	Sunday, 7th Oct., at 10 a.m.
HAIFONG	...	Tuesday, 9th Oct., at 1 p.m.

Arrivals and Departures from the Company's Wharf (near 31st Pier)

For Freight and Passage apply to—

DOUGLAS LARRAIE & CO.,

(General Managers)

P. & O., British India Apcar and Eastern & Australian Lines

(COMPANIES Incorporated in ENGLAND)

MAIL AND PASSENGER SERVICES

STRAITS, JAVA, BURMA, CEYLON, INDIA, PERSIAN GULF, WEST INDIES, MAURITIUS, EAST & SOUTH AFRICA, AUSTRALIA, INCLUDING NEW ZEALAND & QUEENSLAND PORTS, RED SEA, EGYPT, EUROPE, ETC.

PENINSULAR & ORIENTAL FORTNIGHTLY DIRECT ROYAL MAIL STEAMERS.

(Under Contract with H.M. Government.)

S.S.	Ton.	From Hongkong (About)	Destination
"MANTUA"	10,922	10th Oct. Midday	Bay, Mars, Gib, L'don & A'warp.
"BOUDAN"	6,698	17th Oct.	S'pore, Penang, Colombo & B'way.
"KARNALIA"	9,093	18th Oct.	Mars, London & Antwerp.
"CALEDONIA"	7,233	2nd Nov.	Bay, Mars, Gib, L'don & A'warp.
"NELORE"	6,698	6th Nov.	Mars, London, Antwerp & R'dam.
"SICILIA"	6,613	14th Nov.	S'pore, Penang, Colombo & Bombay.
"MALWA"	10,741	16th Nov.	Mars, Gib, L'don & Antwerp.
"NYANZA"	7,023	24th Nov.	Marseilles, London & Antwerp.
"KALYAN"	9,093	30th Nov.	S'pore, Penang, Colombo & B'way.
"BOUDAN"	6,698	13th Dec.	Mars, London & Antwerp.
"DEVANHA"	8,099	14th Dec.	Bay, Mars, Gib, L'don & A'warp.
"KARNALIA-HIND"	11,430	28th Dec.	do.

1924.

"KHIVA"	9,097	11th Jan.	(MARSEILLES & LONDON via Usual Ports of Call.)
"MAEDONIA"	11,069	28th Jan.	do.
"BAGGAR"	8,740	8th Feb.	do.
"MORGA"	10,511	22nd Feb.	do.
"KARNALIA"	9,093	7th March	do.
"WALDERA"	15,933	21st March	do.
"DELTA"	8,097	4th April	do.
"CHINA"	7,851	18th April	do.
"KALYAN"	9,093	2nd May	do.
"KARNALIA"	8,960	16th May	do.

BRITISH INDIA - APCAR SAILINGS

"TAKADA"	6,940	8th Oct.	Singapore, Penang & Calcutta.
"TORILLA"	5,205	18th Oct.	do.

EASTERN & AUSTRALIAN SAILINGS (South)

"ARAFURA"	6,000	6th Oct. Noon	Manila, Sandakan, T'waty.
"ST. ALBANS"	4,800	3rd Nov.	India, Townsville, Brisbane, Sydney & Melbourne.
"EASTERN"	4,000	1st Dec.	do.

Frequent connections from Australia with the following—
The Union S.S. Co's Steamers to the United Kingdom via New Zealand, Vancouver, The P. & O. Royal Mail Steamers to London via Suez Canal. (San Francisco, etc.)
The P. & O. Branch Service of Steamers to London via the Cape.
The New Zealand Shipping Co's Steamers for Southampton via London & Panama (Cape).

SAILING TO SHANGHAI & JAPAN

"MALWA"	10,941	6th Oct. D.L.	Shanghai, Moji & Kobe.
"TORILLA"	5,205	7th Oct.	Amoy, Shanghai, Moji & Kobe.
"SOPALA"	5,381	9th Oct.	Kobe direct.
"ST. ALBANS"	4,800	9th Oct.	Moji & Kobe.
"KALYAN"	9,093	15th Oct.	Shanghai, Moji & Kobe.
"CALEDONIA"	7,233	20th Oct.	Shanghai.

All dates are approximate and subject to alteration without notice.

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Passengers for Respost must defray their own Hotel expenses at Singapore while awaiting the on carrying steamer.

First Class Passengers may travel by R.I.S.N. Company's Steamers between Singapore and Calcutta or Singapore and Madras in lieu of the section of their P. & O. Tickets to Singapore or Colombo.

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Regular Sailings to Boston and/or New York by fast freight steamers.

S.S. "CELTIC PRINCE"	... on 7th October.
S.S. "SLAVIC PRINCE"	... on 31st October.

For freight and full particulars apply to—

FURNESS (FAR EAST) LIMITED,

(Incorporated in Great Britain) 21

O. S. K.

SAILINGS FROM HONGKONG SUBJECT TO ALTERATION

LONDON, HAMBURG, ROTTERDAM & ANTWERP—via Singapore

Colombo, Suez and Port Said.

"LONDON MARU" ... Monday, 15th Oct.

"PARIS MARU" ... Monday, 22nd Oct.

RIO DE JANEIRO, SANTOS, & BUENOS AIRES—via Saigon

Singapore, Colombo, Durban and Capetown.

"CANADA MARU" (Call at Montevideo) ... Friday, 2nd Nov.

BOMBAY via Singapore and Colombo.

"BORNEO MARU" (Call at Penang) ... Saturday, 6th Oct.

"HIMALAYA MARU" ... Saturday, 20th Oct.

BANGKOK, & SINGAPORE

"BUSHO MARU" ... Thursday, 1st Nov.

CALCUTTA via Singapore & Rangoon.

"MALAY MARU" ... Friday, 19th Oct.

VICTORIA, SEATTLE, TACOMA & VANCOUVER via Shanghai and Japan Ports.

"MANILA MARU" ... Friday, 18th Oct.

NEW YORK via Japan Ports, San Francisco and Panama.

"HAGUE MARU" ... Middle of Oct.

JAPAN PORTS: Moji, Kobe, Osaka, Yokohama & Nagoya.

"INDO MARU" ... Tuesday, 4th Oct.

"SUMATRA MARU" ... Sunday, 14th Oct.

"AMUR MARU" ... Monday, 22nd Oct.

KEELUNG via SWATOW & AMOY.

"KADO MARU" ... Sunday, 7th Oct., 10 a.m.

"SOMA MARU" ... Sunday, 14th Oct., 10 a.m.

TAKAO via SWATOW & AMOY.

"SOSHU MARU" ... Thursday, 11th Oct., 8 a.m.

TAKAO & KEELUNG.

"BUSHO MARU" ... Sunday, 7th Oct.

For further particulars please apply to—

OSAKA SHOSHEN KAISHA

Central No. 4930.

K. SHIMA, Managers

CHINA NAVIGATION CO., LIMITED.

SAILINGS SUBJECT TO ALTERATIONS.

Ports	Steamer	Date of Departure
AMOY & SHANGHAI	"SHANGHAI"	On 6th Oct. D.L.
HONGKONG & SHANGHAI	"CHINA"	On 6th Oct. 10 a.m.
SWATOW & SHANGHAI	"LIANGCHOW"	On 7th Oct. 10 a.m.
SWATOW & SINGAPORE	"KWANGCHOW"	On 7th Oct. Noon
SHANGHAI & SINGAPORE	"SINKIANG"	On 7th Oct. 4 p.m.
WUHAIR, CHEFOO, TIEN-TSIN	"CHERKIANG"	On 7th Oct. 4 p.m.
& NANCHANG	"YINGCHOW"	On 9th Oct. D.L.
AMOY & SHANGHAI	"KINGYUAN"	On 9th Oct. Noon
SWATOW & BANGKOK	"LUNGOW"	On 10th Oct. D.L.
SHANGHAI	"YUNNAN"	On 10th Oct. 10 a.m.
WUHAIR, TAIKHOI & HAIPHONG	"TIAN"	On 10th Oct. 4 p.m.
AMOY, SWATOW & SINGAPORE	"KWKIYAN"	On 11th Oct. D.L.
ANTUNG	"WUHU"	On 11th Oct. 10 a.m.
SWATOW & SHANGHAI	"SZECHUEN"	On 11th Oct. D.L.
SHANGHAI & TSINGTAO	"SHANTUNG"	On 13th Oct. D.L.

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U.S.S.B. "Mylra"	... Leave Hongkong 25th Oct.
U.S.S.B. "Mylra"	... Due Hongkong 25th Oct.
U.S.S.B. "Mylra"	... Leave Hongkong 25th Oct.

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U.S.S.B. "West Iran"	... Leave Hongkong 31st Oct.

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U.S.S.B. "West Sequana"	... Leave Hongkong 1st Nov.

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